

III. POLICIES

Introduction

This section presents policies which apply to private lands in the unincorporated area of the county. It first presents policies that apply to all private land in the unincorporated area. It then presents policies for each of the community areas in the county, i.e., Antelope Valley, Swauger Creek/Devil's Gate, Bridgeport Valley, Bodie Hills area, Mono Basin (Mono City and Lee Vining), June Lake, the Upper Owens area, the Mammoth Vicinity, Long Valley, Wheeler Crest, Tri-Valley, the Benton Hot Springs area and Oasis. Policies for Antelope Valley, Swauger Creek/Devil's Gate, Bridgeport Valley, Mono Basin, the Upper Owens area, the Benton Hot Springs area and Oasis were developed by the local Regional Planning Advisory Committees or community planning groups. Policies for the remaining community areas are summaries of policies from the appropriate Area Plan. Some of the Land Use Policies in this section summarize policies contained in other elements of the County General Plan. Implementation measures for those policies are found in the referenced General Plan Element.

This section also contains the land use policies from the Conway Ranch Specific Plan and from the Airport Land Use Plans for the Mammoth/Yosemite Airport, the Lee Vining Airport, and the Bridgeport Airport (Bryant Field).

NOTE: Land use policies in this Element should be reviewed in conjunction with the following policies and regulations: policies in other General Plan Elements (i.e., Housing, Conservation/Open Space, Noise, Safety, Circulation, and Hazardous Waste Management); applicable sections of the Mono County Code (e.g., Land Use Regulations, Noise Ordinance, Grading Ordinance, Subdivision Ordinance); applicable State policies and regulations (e.g., Lahontan Regional Water Quality Control Board Basin Plan, Great Basin Unified Air Pollution Control District Air Quality Plan, Caltrans planning documents, etc.); and applicable Federal policies and regulations (e.g., Clean Water Act, TEA 21, US Forest Service planning documents, Bureau of Land Management planning documents, etc.).

It should also be noted that County “... development policies and standards shall be viewed as minimum requirements; development should strive to exceed those minimums whenever reasonably feasible. County staff may require project modifications as necessary to implement this policy” (Mono County Land Use Element, Policy 10).

COUNTYWIDE LAND USE POLICIES

GOAL

Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.

OBJECTIVE A

Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural, cultural and recreational resources and that is consistent with the capacities of public facilities and services.

Policy 1: Contain growth in and adjacent to existing community areas.

Action 1.1: Encourage infill development in existing communities and subdivisions. New residential subdivision should occur within or immediately adjacent to existing community areas. New residential development outside existing community areas and subdivisions should be limited to an overall density of one unit per 40 acres, plus a secondary unit.

Action 1.2: New residential development for permanent year-round residents should be concentrated in existing community areas.

Action 1.3: Provide sufficient land to accommodate the expansion of community areas, including sites for affordable housing.

Action 1.4: Support the exchange of public lands into private ownership for community expansion purposes if consistent with General Plan policies.

Action 1.5: Future development projects with the potential to induce substantial growth or concentration of population, or to substantially alter the use and density on a parcel or parcels, shall assess potential impacts prior to project approval. The analysis shall:

- a) be funded by the applicant;
- b) be prepared by a qualified person under the direction of Mono County;
- c) describe the existing conditions in the general project vicinity;
- d) describe the growth-inducing impacts of the proposed development, including impacts on services, infrastructure, and traffic; and
- e) recommend project alternatives or measures to avoid or mitigate the identified impacts to a level of non-significance.

Mitigation measures shall be included in the project plans and specifications and shall be made a condition of approval for the project. Projects having significant growth inducing impacts, or which substantially alter the use and density on a parcel, may only be approved if a statement of overriding considerations is made through the EIR process.

Action 1.6 Evaluate proposed amendments to the Land Use Maps based on the land use designation criteria listed in the Land Use Designation section of this element.

Policy 2: Assure that adequate public services and infrastructure are available to serve planned development.

Action 2.1: Require that necessary services and facilities, including utility lines, are available or will be provided as a condition of approval for proposed projects.

Action 2.2 Require that new development projects adjacent to existing communities be annexed into existing service districts, where feasible.

Action 2.3: Through permit conditions and mitigation measures, require development projects to fund the public services and infrastructure costs of the development. In accordance with state law (Government Code § 53077), such exactions shall not exceed the benefits derived from the project.

Policy 3: Designate most lands outside of existing community areas for low intensity uses (e.g., open space, agricultural, resource management). Higher intensity uses (e.g., industrial, resource extraction, large-scale resort development) may be permitted outside of existing community areas if it can be demonstrated that the use cannot be accommodated in existing community areas, that the use is incompatible with existing community uses, or that the use directly relies on the availability of unique on-site resources. Higher intensity uses shall not adversely impact the area's scenic, recreational, cultural and natural resources.

Action 3.1: Proposals for higher intensity uses outside of community areas, including mining operations, shall be addressed through the Specific Plan or PUD process. Such development may be allowed through a Specific Plan or PUD provided that at a minimum, the following findings can be made:

- 1) Permanent open space preservation is provided;
- 2) The development would not adversely affect existing or potential farming, ranching, or recreational operations;
- 3) Development is clustered, concentrated or located to avoid adverse impacts to cultural resources;
- 4) Development is clustered, concentrated or located to maintain the visual quality of the area;
- 5) Adequate public services and infrastructure for the proposed development are available or will be made available;
- 6) The development protects and is compatible with the surrounding natural environment and rural character of the area;
- 7) Housing is limited to that necessary to maintain the development; and
- 8) The development avoids or mitigates potential significant environmental impacts as required by Mono County General Plan policies and the California Environmental Quality Act (CEQA).

Action 3.2: Development applications for higher intensity uses outside of community areas shall include an assessment of the potential significant environmental impacts as required by General Plan policies.

Action 3.3: Proposals for development on federal lands shall address 1) impacts to nearby communities, including impacts to services and infrastructure, and 2) potential environmental impacts of the project and measures to avoid or mitigate the impact.

Policy 4: Avoid the juxtaposition of incompatible land uses.

Action 4.1: The compatibility of adjacent uses (e.g., noise, traffic, type of development) shall be a major factor in determining land use designations for private property.

Action 4.2: Proposed projects that may include potentially incompatible land uses, or that may be incompatible with surrounding land uses, shall provide project alternatives or mitigation measures to reduce the potential impacts to a level of non-significance.

Action 4.3: Utilize the Specific Plan or Area Plan process, where appropriate, for large projects that may include potentially incompatible land uses, or that may be incompatible with surrounding land uses.

Policy 5: Regulate future development in a manner that minimizes visual impacts to the natural environment, to community areas, and to cultural resources and recreational areas.

Action 5.1: Implement the Visual Resource policies in the Conservation/Open Space Element.

Policy 6: Develop standards and siting criteria for the placement of group homes, juvenile facilities, schools and similar facilities.

Action 6.1: A use permit is required for group homes, juvenile facilities, schools and similar facilities. The fiscal and socioeconomic impacts of the project and proposed mitigation measures or project alternatives to address the impacts shall be addressed in the use permit.

Policy 7: Maintain or enhance the integrity of critical wildlife habitat in the county by limiting development in those areas and requiring mitigation in conformance with CEQA and this General Plan. Examples of critical wildlife habitat include, but are not limited to: key winter ranges, holding areas, migration routes, and fawning areas for mule deer; habitat for other big game species; leks, and winter and summer range for sage grouse; fisheries and associated habitat; and riparian and wetland habitat.

Action 7.1: Implement policies contained in the Conservation/Open Space Element and appropriate Area Plans.

Policy 8: Regulate resource extraction in a manner that maintains environmental quality.

Action 8.1: Consider applications for mining exploration and geothermal exploration activities only in areas designated for Resource Management, Open Space, or Agriculture.

Action 8.2: Mining operations, geothermal operations, small-scale hydroelectric generation facilities, wind and solar energy generation facilities and similar resource extraction activities may be permitted only in areas designated Resource Extraction. Saleable minerals operations (e.g., aggregate mining) may also be permitted in areas designated Agriculture.

Action 8.3: In areas where the existing General Plan land use designation is inconsistent with Action 8.2 above, applications for mining operations, geothermal operations, small-scale hydroelectric generation facilities, wind and solar energy generation facilities, or similar resource extraction activities may require a General Plan Amendment.

Action 8.4: Regulate mineral extraction activities in a manner consistent with the Mineral Resource Policies of the Conservation/Open Space Element.

Action 8.5: Regulate geothermal development and other energy development projects in a manner consistent with the Energy Resources Policies in the Conservation/Open Space Element.

Action 8.6: Existing mining operations, geothermal operations, and other existing resource extraction operations shall be designated Resource Extraction. Existing saleable materials operations (e.g., aggregate mining) in agricultural areas shall be designated Resource Extraction. Once these sites have been exhausted and reclaimed, the land use designation shall be revised to reflect the planned future land use.

Action 8.7: Regulate timber production activities on private lands in a manner consistent with policies in the Conservation/Open Space Element.

Policy 9: Development activity in the Bodie area shall be compatible with the cultural, historic, and natural values of the area.

Action 9.1: Development projects, including mining operations (but not exploration activities), in the Bodie area shall require a Specific Plan or Area Plan. The Specific Plan or Area Plan should focus on ensuring that the development project complies with Policy 9 above. The Specific Plan or Area Plan for a mining operation shall also specify post-mining land uses and requirements for those land uses.

Action 9.2: Designate the Bodie area with the Specific Plan/Area Plan designation in this Land Use Element. Until the Specific Plan or Area Plan is adopted, the area shall be administered in accordance with the directives of the Resource Management land use designation.

Policy 10: In order to protect the area's exceptional natural resources, cultural resources, recreational values and quality of life, and to ensure that future development is of the highest quality, development policies and standards shall be viewed as minimum requirements; development should strive to exceed those minimums whenever reasonably feasible. County staff may require project modifications as necessary to implement this policy.

Action 10.1: During pre-application and application processing, County staff and, when applicable, staff from applicable federal, state, and local agencies, shall work with applicants for specific plans, general plan and land use redesignations, tract and parcel maps, use permits, variances, director review permits, mergers, lot line adjustments, reclamation plans, building permits, grading permits and other applicable permits to ensure that the proposed development is of the highest quality and is consistent with or, when reasonably feasible, exceeds General Plan policies and implementing standards.

Policy 11: Coordinate planning efforts with applicable federal, state, and local agencies.

LAND USE ELEMENT

Action 11.1: The County shall coordinate its planning activities with the planning activities of other public agencies in Mono County; i.e., applicable special districts, resource agencies, and the Town of Mammoth Lakes,.

Policy 12: For parcels with different designations on different portions of the parcel, the lower intensity designation shall prevail until a tentative map is approved for the parcel.

OBJECTIVE B

Provide a balanced and functional mix of land uses.

Policy 1: Designate adequate sites for a variety of land uses in order to provide for the land use needs of community areas.

Action 1.1: Establish Area Plan boundaries and associated policies in this element. Transfer the land use designations of existing Area Plans into the designations used in this element.

Action 1.2 Update the Area Plans for the Antelope Valley, Swauger Creek/Devil's Gate, Bridgeport Valley, Bodie Hills, Mono Basin, June Lake, the Upper Owens area, the Mammoth Vicinity, Long Valley, the Wheeler Crest, the Tri-Valley communities, the Benton Hot Springs Valley, and Oasis on an as-needed basis, with the assistance of applicable Community and Regional Planning Advisory Committees.

Action 1.3: Regulate the subdivision of land within community areas in a manner consistent with applicable area land use goals and policies.

OBJECTIVE C

Provide for the housing needs of all resident income groups, and of part time residents and visitors.

Policy 1: Designate adequate sites for a variety of residential development in each community area.

Action 1.1: Designate areas for high density residential development only in existing community areas. High density residential development should be located in areas with convenient access to employment, shopping, recreation, and transportation, including public transit.

Action 1.2: Residential development outside of existing community areas should be of a low overall density. Higher density residential development in certain locations may be permitted through clustering and transferring densities.

Policy 2: Provide for affordable housing.

LAND USE ELEMENT

Action 2.1: Encourage the provision of a variety of rental housing in community areas.

Action 2.2: Implement policies in the county Housing Element pertaining to the provision of affordable housing.

Policy 3: Designate a sufficient amount of land for a variety of lodging facilities.

Action 3.1: Designate suitable areas in communities as "Commercial Lodging."

Action 3.2: Designate suitable areas outside of communities as "Rural Resort."

OBJECTIVE D

Provide for commercial development to serve both residents and visitors.

Policy 1: Concentrate commercial development within existing communities.

Action 1.1: Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.

Policy 2: Commercial uses should be developed in a compact manner; commercial core areas should be established/retained in each community area, and revitalized where applicable.

Action 2.1: Orient new commercial development in a manner that promotes pedestrian use. Avoid strip commercial development.

Policy 3: Provide for adequate access and parking in commercial areas, including facilities for pedestrians, non-motorized vehicles, automobiles, public transit vehicles, and service vehicles.

Action 3.1: Implement policies in the Circulation Element pertaining to the provision of facilities for parking, non-motorized transportation, and transit.

Policy 4: Allow for the integration of small-scale commercial uses with associated residential uses, such as employee housing.

Action 4.1: Where appropriate, designate land "Mixed Use" (MU) to allow for a mix of residential and compatible commercial uses.

OBJECTIVE E

Provide for industrial land uses which are economically beneficial to the area and which are compatible with the environment.

Policy 1: Provide for local industrial land use needs.

LAND USE ELEMENT

Action 1.1: Designate a sufficient amount of land in appropriate community areas to meet local industrial land use needs (e.g., wood lots, equipment storage, etc.). Local industrial land use areas should be outside of residential areas.

Policy 2: Provide for light industrial uses (e.g., light manufacturing, assembly work, etc.) which do not create significant environmental impacts.

Action 2.1: Designate suitable areas for light industrial uses. Criteria used to judge the suitability of a site for industrial uses shall include, but not be limited to, the following:

- a. Adequate access exists for industrial land uses;
- b. Industrial development on the site would be compatible with surrounding land uses (e.g., noise levels, fumes, traffic levels);
- c. Industrial development on the site would not significantly impact existing or potential farming, ranching, or recreational operations;
- d. Adequate public services and infrastructure for industrial development are available or could be provided;
- e. Development on the site could be clustered, concentrated, located, or screened to maintain the visual quality of the area. Screening may be achieved through the use of fences, vegetation, topographical features, berms, etc.; and
- f. Development on the site would avoid potential significant environmental impacts or those impacts could be mitigated as required by Mono County General Plan policies and the California Environmental Quality Act (CEQA).

OBJECTIVE F

Protect open space and agricultural lands from conversion to and encroachment of developed community uses.

Policy 1: Protect lands currently in agricultural production.

Action 1.1: Designate large parcels in agricultural use as "Agriculture."

Action 1.2: Assign the Agriculture designation to lands designated as Agriculture in this element.

Action 1.3: Implement policies in the Conservation/Open Space Element.

Policy 2: Preserve and protect open space in order to protect natural and cultural resources and to provide for a variety of recreational opportunities.

Action 2.1: Implement policies contained in the Conservation/Open Space Element.

Action 2.2: Designate undeveloped lands owned by out-of-county agencies such as the Los Angeles Department of Water and Power (DWP), and the Walker River

LAND USE ELEMENT

Irrigation District (WRID), or by utility entities such as Sierra Pacific Power Company, and Southern California Edison (SCE) as "Open Space" ("OS") or "Agriculture" ("A") in this element. Exceptions to this policy may include lands adjacent to community areas needed for community uses, or lands outside community areas needed for public purposes.

Action 2.3: Designate California State Department of Fish and Game lands as "Open Space."

Action 2.4: Amend the Land Development Regulations (LDR) to include a definition of "site disturbance" and to include standards for site disturbance in various land use designations.

OBJECTIVE G

Prevent the exposure of people and property to unreasonable risks by limiting development on hazardous lands.

Policy 1: Restrict development in areas which are constrained by natural hazards, including but not limited to, flood, fire, geologic hazards, and avalanche hazards.

Action 1.1: Limit the intensity of development in hazard areas through the assignment of appropriate land use designation.

Action 1.2: Avoid intensive development outside existing fire protection districts, unless an appropriate fire protection entity is established as a condition of project approval.

Action 1.3: Implement the provisions of the Safety Element.

OBJECTIVE H

Maintain and enhance the local economy.

Policy 1: Land use designations shall provide sufficient land for the economic development of community areas.

Policy 2: Assess the economic costs and benefits of proposed development projects.

Action 2.1: Future development projects with the potential to have significant local socioeconomic impacts shall provide a fiscal impacts analysis. The analysis shall:

- a) be funded by the applicant;
- b) be prepared by a qualified person under the direction of Mono County;
- c) include a market analysis documenting:
 - the demand for such a project over a reasonable timeframe;

- the projected direct and indirect revenues generated by the project within the general project vicinity, over a reasonable timeframe;
 - the projected direct and indirect costs associated with the service demands generated by the project, its employees, and operations during the anticipated project lifetime;
 - the projected short-term and long-term economic costs and benefits resulting from the project over its life span; and
 - phasing from initial construction to a point following termination of use or closure, if applicable;
- d) analyze applicable significant socioeconomic implications of the project, such as employee housing, jobs generation, impacts on crime rates, impacts on schools, hospitals and other community facilities and services, effects of termination or closure of the project (where applicable) and changes in the quality of life resulting from the proposed project; and
- e) recommend project alternatives or measures to avoid or mitigate economic impacts.

Mitigation measures shall be included in the project plans and specifications and shall be made a condition of approval for the project. Projects having significant socioeconomic impacts may be approved only if a statement of overriding considerations is made through the EIR process.

Action 2.2: In determining the significance of the environmental impacts of a development proposal, consider the relationship of the potential economic and social changes to the potential environmental changes resulting from the project.

Policy 3: Ensure that future development does not significantly impact governmental service providers.

Action 3.1: Impose permit conditions and mitigation measures that offset the impacts of development on governmental services and infrastructure (i.e., county services and other local service providers). Such conditions and mitigation measures shall also address impacts to county services and other local service providers from future development which occurs in the incorporated area. Affected county services include, but are not limited to, the following:

Social Services
Health Services, including Mental Health Services
Libraries
Justice System, including Courts, District Attorney and Public Defender, Sheriff, and Probation Depts.
Regional Parks and Recreation
General Administration and Finance

In accordance with state law (Government Code § 53077), these exactions will not exceed the benefits derived from the project.

Policy 4: Develop strategies to improve the county's economic climate.

LAND USE ELEMENT

Action 4.1: Appoint a countywide advisory task force, or several such community groups, to advise the Board of Supervisors on economic development plans and projects.

Action 4.2: The Task Force shall develop a countywide Economic Development Plan, or several such plans for community areas.

Action 4.3: Work with applicable entities to encourage economic development projects in appropriate areas.

Action 4.4: Pursue state and federal funds and private funding for economic development projects.

Action 4.5: Promote economic development that is consistent with General Plan goals and objectives relating to land use, open space, and conservation of natural resources.

Action 4.6: Develop a multi-year Capital Improvement Program to respond to long-range infrastructure needs for existing and future community development.

Policy 5: Promote diversification and continued growth of the county's economic base.

Action 5.1: Encourage and promote the preservation and expansion of the county's tourist and recreation based economy.

Action 5.2: Support the retention and expansion of all viable retail trade, consumer, and business establishments.

Action 5.3: Promote the continued growth of compatible industry on sites designated for industry and commerce.

Action 5.4: Concentrate development in existing communities in order to facilitate community economic growth.

OBJECTIVE I

Maintain an up-to-date and legally adequate land use system and General Plan.

Policy 1: Periodically review and update General Plan documents.

Action 1.1: Conduct a thorough review and update of General Plan documents every 5 years, or as required by State Law.

Action 1.2: Annually review the County General Plan, Area and Specific Plans, and the **Master Environmental Assessment (MEA)**, and update as needed with the assistance of the Community and Regional Planning Advisory Committees. Provide a report to the Board of Supervisors in accordance with Government Code § 65400 (b).

Policy 2: Ensure consistency among General Plan documents and the County Code.

Action 2.1: Initiate necessary land development regulation amendments to ensure consistency with the provisions of the General Plan.

Action 2.2: Utilize Community and Regional Planning Advisory Committees to conduct necessary land use redesignation studies.

Action 2.3: Initiate an update to the County Subdivision Regulations and update as necessary.

Action 2.4: Prepare and update as necessary Airport Land Use Plans for the Bridgeport, Lee Vining, and Mammoth/Yosemite airports.

Action 2.5: Projects approved prior to implementing Action 2.1 above shall include a finding that the proposed use is consistent with the land use designation assigned in this element.

Policy 3: Ensure consistency among General Plan documents and planning documents of other agencies.

Action 3.1: Review and comment on planning and environmental documents of other agencies to ensure consistency and coordination with the policies of the General Plan.

Action 3.2: Conduct an annual review of all capital improvement projects proposed by the County and Special Districts in the unincorporated area of the county to ensure compatibility with General Plan directives.

Policy 4: Implement programs identified in this General Plan.

Action 4.1: Prepare and update as necessary other ordinances and regulations necessary to implement this General Plan.

Action 4.2: Promote the use of interagency agreements and cooperation in implementing the General Plan.

Action 4.3: Seek funding to implement the General Plan.

Action 4.4: Maintain an active code enforcement and environmental monitoring program, supported with active citation and penal authority.

PLANNING AREA LAND USE POLICIES**ANTELOPE VALLEY—GOAL**

Provide for orderly growth in the Antelope Valley in a manner that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.

OBJECTIVE A

Guide future development to occur in and adjacent to Walker, Coleville, and Topaz.

Policy 1: Discourage subdivisions into six parcels or more outside of community areas.

Action 1.1: Designate land outside of community areas and the Hwy. 395 corridor¹ for Agriculture or Resource Management.

Action 1.2: Maintain large minimum parcel sizes outside of community areas and the Highway 395 corridor.

Action 1.3: Limit the type and intensity of development in flood plain areas.

Action 1.4: Prior to accepting a development application in potential wetland areas, require that the applicant obtain necessary permits from the U.S. Army Corps of Engineers.

Policy 2: Provide for a mix of residential, commercial, recreational, institutional, and light industrial land uses within defined community areas, in a manner consistent with the overall goal for the Antelope Valley.

Action 2.1: Designate a sufficient amount of land to accommodate tourist and community commercial needs within existing community areas.

Action 2.2: Designate a sufficient amount of land to meet the housing and lodging needs of Antelope Valley's residents and visitors.

Action 2.3: Designate suitable lands for light industrial uses within community areas. Designated light industrial use areas should be limited to community serving industrial uses that will have no adverse environmental impacts. All industrial development must be compatible with surrounding land uses.

Action 2.4: Designate suitable lands for community recreational and institutional uses within community areas.

Policy 3: Along the Hwy. 395 corridor between existing communities, provide for limited development that is compatible with natural constraints and the Valley's scenic qualities.

¹The Highway 395 corridor is defined as the area in the Antelope Valley, outside of communities, along both sides of Hwy. 395, between the West Walker River to the east of Hwy. 395 and the sloping terrain to the west of Hwy. 395.

Action 3.1: Establish a design review process and standards for development in the Highway 395 corridor.

Action 3.2: Require projects within fault hazard zones to submit a geologic report prepared by a registered geologist. Such reports should focus on locating existing faults, evaluating their historic activity, and determining the level of risk they present to the proposed development. Report recommendations should address measures to reduce risk to acceptable levels. All such reports shall be prepared in sufficient detail to meet the criteria and policies of the State Mining and Geology Board.

Action 3.3: Maintain the large lot residential nature of the Hwy. 395 corridor.

Action 3.4: Uses of a greater intensity than rural residential may be permitted in the Hwy. 395 corridor if it is demonstrated that they comply with the following standards:

- a) The project shall not exceed the noise standards for rural residential uses as defined in the Mono County Noise Ordinance, nor increase substantially the ambient noise levels for adjoining areas. Projects having potential noise impacts shall provide a noise impact study which identifies potential noise impacts, and proposes project alternatives or mitigation measures to mitigate the potential impacts.
- b) The project shall not violate applicable ambient air quality standards of the Great Basin Unified Air Pollution Control District, contribute substantially to an existing or projected air quality violation, or expose residents or wildlife to substantial pollution concentrations. Projects having potential air quality impacts shall provide an air quality impact study which identifies potential impacts, and proposes project alternatives or measures to mitigate the potential impacts.
- c) The project shall comply with the requirements of the Mono County Land Clearing, Earthwork and Drainage Facilities Ordinance and the Pollution of Waters Ordinance, as well as with the requirements of the Lahontan Regional Water Quality Control Board. The project shall not substantially degrade water quality; substantially degrade or deplete groundwater resources; contaminate a public water supply; interfere substantially with groundwater recharge; involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected; or cause substantial flooding, erosion, or siltation. Projects having potential for such water-related impacts shall provide a water resource impact study which identifies potential impacts, and proposes project alternatives or measures to mitigate the potential impacts.
- d) The project shall not have a substantial, demonstrable negative aesthetic effect, and must comply with the design review standards established in accordance with Action 3.1, Policy 3. Projects having potential visual impacts shall provide a visual impact study which identifies potential visual effects, and proposes project alternatives or measures to mitigate the potential impacts.

LAND USE ELEMENT

- e) The project shall not interfere substantially with the movement of any resident or migratory fish or wildlife species, nor substantially diminish habitat for fish, wildlife or plants. Projects having potential fish and wildlife impacts shall provide an impact study which identifies potential fish and wildlife impacts, and proposes project alternatives or measures to mitigate the potential impacts.
- f) The project shall not conflict with established or planned recreational uses of the area.

Policy 4: Retain the existing privately owned land base in the Antelope Valley.

Action 4.1: Support a policy of no net loss of private land in the Antelope Valley.

Action 4.2: Oppose private land acquisitions by federal agencies within the Antelope Valley unless comparable land in the region is made available for disposal to private ownership. Exceptions to this policy may be considered if the land acquisitions are consistent with the overall goal for the Antelope Valley.

Action 4.3: Facilitate acquisition of BLM administered public lands south of the county landfill, east of Eastside Lane, and north of Walker, for community expansion, in a manner consistent with the overall goal for the Antelope Valley.

OBJECTIVE B

Maintain the scenic, agricultural, and natural resource values in the Valley.

Policy 1: Maintain and enhance scenic resources in the Antelope Valley.

Action 1.1: In order to protect and enhance important scenic resources and scenic highway corridors, designate such areas in the Antelope Valley for Open Space, Agriculture, or Resource Management.

Action 1.2: Encourage private landowners with visually significant property to grant or sell a conservation easement to a land conservation organization to protect the land as open space.

Action 1.3: Continue to use land use designations and subdivision regulations to preserve open space for scenic purposes.

Action 1.4: Conserve scenic highway corridors by maintaining and expanding large lot land use designations in areas within view of scenic highways.

Policy 2: Preserve the agricultural lands and natural resource lands in the Antelope Valley.

Action 2.1: Designate existing agricultural lands for agricultural use in the Land Use Element, and initiate associated district Land Use Designations and Land Development Regulations amendments.

LAND USE ELEMENT

Action 2.2: In accordance with the California Environmental Quality Act (CEQA), require the preparation of an Environmental Impact Report (EIR) for projects that may convert agricultural lands to other uses.

Action 2.3: Encourage agricultural land owners to utilize the property tax incentives for agricultural land provided for in the County's Williamson Act program.

Action 2.4: Inform owners of critical wildlife habitat areas of the potential for open space easements to protect such areas and of the potential for property tax adjustments.

Policy 3: Work with appropriate agencies to manage water resources in a manner that protects natural, agricultural and recreational resources in the Antelope Valley.

Action 3.1: Consider establishing a Groundwater Management District to manage the groundwater resources of the Antelope Valley.

Action 3.2: Work with the Lahontan RWQCB and other appropriate agencies to require appropriate actions to ensure that future development does not degrade water quality in the area.

Action 3.3: Work with the Walker River Irrigation District, adjacent Nevada Counties, and other appropriate agencies in developing a water management plan for Topaz Reservoir.

Policy 4: Ensure that an adequate water supply exists for new development projects.

Action 4.1: As a condition of approval, require development projects to demonstrate that sufficient water exists to serve both domestic and fireflow needs of the development and that use of the water will not deplete or degrade water supplies in the surrounding area.

Policy 5: Work with appropriate agencies to manage fish and wildlife resources within the Antelope Valley.

OBJECTIVE C

Maintain and enhance natural resource-based recreational opportunities in the Valley and the surrounding area.

Policy 1: Work with appropriate agencies to maintain or improve natural resource base needed for recreational opportunities in the Antelope Valley and vicinity.

Policy 2: Work with appropriate agencies to initiate recreational facility development in environmentally suitable areas.

Action 2.1: Work with the Walker River Irrigation District and other appropriate agencies to develop a recreation management plan for Topaz Lake. Potential issues to address in the plan include:

- a. Provision of a designated boat launch area to provide boat access within California; and
- b. Creation of restricted boating areas to provide protected water bird nesting and rearing habitats at the south end of the reservoir.

LAND USE ELEMENT

SWAUGER CREEK-GOAL

Distribute and regulate residential land uses in a manner that minimizes impacts to natural resources, supports low impact recreational uses on wildlands, and preserves and enhances agricultural resources and wildland recreational and research values in areas adjacent to rural residential uses.

OBJECTIVE A

Provide for a sensitive pattern of future land development.

Policy 1: Future subdivisions in the planning area should recognize the inherent limitations of the land and the environment when determining appropriate parcel size and uses.

Action 1.1: Encourage minimum parcel sizes within the planning area based upon the sustainable carrying capacity of the land. The sustainable carrying capacity is to be formulated based upon Natural Resource Inventory maps and site visits by Area Planning Group members.

Action 1.2: Unless otherwise determined based on Action 1.1, encourage a minimum parcel size of 40 acres within the planning area.

Action 1.3: Review Land Use Designations and Land Development Regulations of all private lands within the area and adjust as necessary to ensure consistency with these policies.

Action 1.4: In assigning land use designations and indicate the minimum parcel size.

Action 1.5: Encourage consolidation of undersized parcels and/or land trades of same with public and private agencies interested in preservation of habitat (i.e., Nature Conservancy).

Action 1.6: Maintain liaison with USFS with regard to land trades that may affect planning.

Policy 2: Minimize the impacts of development.

Action 2.1: Encourage sustainable agricultural uses, both commercial and private through lobbying efforts and possible tax incentives.

Action 2.2: Restrict construction or improvement of roads within the planning area to the minimum necessary for access under the planned land use. Layout and construction of roads will be controlled by Natural Resource Inventory maps and site visits by Area Planning Group members.

Policy 3: Agricultural uses should be assigned an agricultural land use designation.

LAND USE ELEMENT

Policy 4: Forest clearing or cutting in old growth stands on west or south-facing slopes on private lands shall not be permitted without careful demonstration of reforestation potentials for similar vegetation.

Policy 5: Encourage fence design to facilitate the migration and movement of wildlife, with particular attention given to deer migration routes and protection from highway traffic.

Policy 6: Preserve the rural and wilderness character while allowing cottage industries and agricultural uses.

Action 6.1: Restrict location and size of all signs, in conformance with the County Sign Regulations.

Action 6.2: Restrict commercial uses to those compatible with the goals and objectives for the area (examples of incompatible uses include trailer and mobile- home parks, service stations, mini marts, landfills. Compatible uses would include agriculture, small recreational touring facilities, etc.).

OBJECTIVE B

Protect visual resources in the planning area.

Policy 1: Future development shall be sited and designed to be in scale and compatible with the surrounding natural environment.

Action 1.1: Develop design guidelines which ensure a minimum architectural standard that is compatible with the visual and scenic environment.

Action 1.2: Consider establishing a Design Review District for Swauger Canyon, in accordance with the provisions of the Land Development Regulations (LDR).

Action 1.3: Adopt the design guidelines for the Design Review District as part of CC&Rs and attach to deeds on all properties within the Design Review District.

Action 1.4 Encourage SCE/Contel to develop an overall plan for the underground installation of all utilities within the planning area.

Policy 2: Protect areas identified as open viewsheds or significant viewsheds.

Action 2.1: Work with the Area Planning Group to identify open viewsheds and significant viewsheds and to develop specific design guidelines for those parcels.

Action 2.2: Assign Scenic Combining Land Use Designations and Land Development Regulations to such areas to protect scenic values.

Action 2.3: Parcels identified as having greater than 50 percent of their area within an open viewshed should be restricted to a minimum lot size of 80 acres.

LAND USE ELEMENT

OBJECTIVE C

Maintain existing air quality throughout the planning area and discourage any action that could degrade that standard.

Policy 1: Maintain clear and pristine air quality in the planning area.

Action 1.1: Require all wood stoves installed in the area to be certified EPA Phase II, in conformance with policies in the Public Health/Air Quality section of the Conservation/Open Space Element.

Action 1.2: Encourage use of renewable energy sources (wind, solar, hydro). Consult with appropriate agencies concerning tax incentive programs for the development of domestic renewable energy sources.

Policy 2: Minimize impacts of construction on air quality.

Action 2.1: Construction pads should be designed to minimize areas disturbed, and construction-related traffic shall be restricted to limited and predefined access routes.

Action 2.2: Once construction is consolidated to the building site and adjacent regraded or otherwise disturbed lands are released from construction activities, revegetation and rehabilitation efforts shall be implemented, using appropriate seed mixtures or other suitable means such as jute mats or erosion-control netting. Within the area, perennial rye-grass mixtures have proven effective with proper site preparation, and seed sources are available.

Policy 3: Minimize impacts of roads on air quality.

Action 3.1: Development of new private roads should be limited to those necessary for access to private residences; shall comply with the Mono County Fire Safe Regulations; should consider how to minimize visual impact; the type of construction (drainage, culverts, road bases and finishes) should minimize dust and erosion problems. Construction on designated wet meadow areas should be prohibited.

Action 3.2: Discourage new general public travel roads throughout the planning area.

Action 3.3: Restrict the speed limits on all secondary roads to 25 mph.

OBJECTIVE D

Improve water quality and maintain the existing streamflow regime, in order for residents and visitors to enjoy a high quality of life.

Policy 1: Development shall demonstrate adequate service availability, including water supply, sewage disposal, and utilities, in a manner sensitive to the existing natural environment. The inability to demonstrate the availability of

LAND USE ELEMENT

services, such as adequate sewage disposal, is sufficient reason for development to be prohibited altogether.

Policy 2: Consider mapping of all permanent and ephemeral surface water sources within the planning area

Policy 3: Approve parcels of adequate size and location so that septic tank discharges and the various chemicals that development brings into an area do not contaminate either surface or ground water. Large parcel size and limited number of dwellings per parcel will help to ensure a high quality of water.

All existing and proposed building sites should be meticulously examined for septic tank and leachfield suitability. Septic installations should not be permitted in wet meadow areas, in areas with a high water table, or on slopes in excess of 45 percent.

Policy 4: No net increase in runoff should be permitted. Future development projects shall provide a drainage and erosion control plan which complies with standards established by the Public Works Department.

Policy 5: Alternate methods of sewage treatment which are more compatible to the area than septic tanks, such as composting toilets, should be considered.

OBJECTIVE E

Maintain and enhance wilderness habitat through conservation of energy.

Policy 1: Reduce overall consumption of all nonrenewable forms of energy, through conservation and use of renewable sources.

Action 1.1: All residential parcels shall be mapped for solar access sites.

Action 1.2: Use of superinsulation and passive solar construction for space heating in all structures should be encouraged through the use of tax or fee incentives.

Action 1.3: Non-solar building sites should be required to use superinsulation techniques to reduce heating loads and costs.

Action 1.4: Wood stoves should be of maximum efficiency currently available (within 5 percent of greatest available efficiency).

Action 1.5: Domestic water heating should be augmented through the use of :

- 1) Batch solar heaters (or preheaters) on solar sites,
- 2) Use of instantaneous water heaters (gas or electric) that will eliminate standing losses.

LAND USE ELEMENT

Action 1.6: A schedule of Energy Incentives should be formulated, in conjunction with Mono County, to implement this policy.

Policy 2: Encourage responsible production of renewable forms of energy.

Action 2.1: Promote use of renewable energy through tax and fee incentives, as in Policy 1.

Action 2.2: Discourage out-of-area sale of energy produced by any means.

Action 2.3: The Area Planning Group may develop a regional reforestation plan using only native tree species.

OBJECTIVE F

Protect the recreational values in the area.

Policy 1: Establish area-wide pedestrian access to the waters of Swauger Creek; this has been accomplished in the Swauger Canyon area through the use of public easements, and should be extended to other areas if not already done.

Action 1.1: Fishing access to all sections of Swauger Creek should be encouraged on public and private lands.

Policy 2: Promote the safety of area residents and visitors.

Action 2.1: Consider amending Chapter 10.64, Firearm Discharge, of the Mono County Code to include private lands in the residential portion of the Swauger Creek Planning Area as a prohibited area for firearms discharge.

BRIDGEPORT VALLEY-GOAL

Provide for orderly growth in the Bridgeport Valley in a manner that retains the small town character, and protects the area's scenic, recreational, agricultural, and natural resources.

OBJECTIVE A

Guide future development to occur on existing private lands in Bridgeport Townsite, east of Bridgeport Reservoir, in the Evans Tract, and at Twin Lakes.

Policy 1: Carefully evaluate subdivisions outside of the existing community area. Consideration should be given to assigning large minimum parcel sizes in the Valley².

Action 1.1: Assign agricultural land use designation to the valley and the upland areas surrounding the valley. Minimum parcel sizes shall be determined through the land use designation process.

Policy 2: Limit future subdivisions outside the community area to large lots (1 - acre minimum). Lot sizes for subdivisions which infill the community should reflect existing lot sizes, patterns, development, neighborhood character, and the availability of community sewer and water.

Policy 3: Designate land presently in agricultural use as "Agriculture," and establish a Development Credits Program, including voluntary Transfer of Development Rights provisions, which will encourage clustering development away from irrigated land.

Action 3.1: Assign development credits to agricultural lands in the Bridgeport Valley on a per parcel bases in a manner consistent with Table 1 of the Tri-Valley Goals.

Action 3.2: Parcels created consistent with the Development Credit Program shall consist of a minimum of one acre. Parcels should be sited as follows:

- a. Adjacent to existing residential development (if feasible).
- b. A buffer may be required in consultation with adjacent agricultural landowners.
- c. Avoiding steep slopes and fault hazard areas.
- d. Avoiding wetlands and areas subject to flooding.
- e. Away from visually sensitive areas, such as ridgelines or along scenic highways.
- f. Minimizing impacts to migrating deer.
- g. Minimizing impacts to cultural resource sites.
- h. Proximate to existing access and utilities (if feasible).
- i. On soils of sufficient structural and sanitary waste disposal capabilities.

²The "community area" in the Bridgeport Planning Area includes the Bridgeport Townsite, the private lands east of Bridgeport Reservoir, the Evans Tract, Rancheria, and Twin Lakes. The "Valley" area includes the flat meadow area bounded to the east by Hwy. 395 and to the west and south by the upland areas. The "Valley" area also includes the flat meadow area north of Hwy. 395 and west of the reservoir.

LAND USE ELEMENT

Policy 4: Carefully evaluate the exchange of federal lands for community expansion in order to ensure consistency with the Bridgeport Valley land use goal.

Policy 5: Discourage tract housing developments. The term "tract housing" shall be defined in the Land Development Regulations.

Policy 6: Designate a limited amount of land to provide for local industrial land use needs.

OBJECTIVE B

Maintain the scenic, agricultural, and natural resource values in the Bridgeport Valley.

Policy 1: Preserve agricultural lands and wetlands.

Action 1.1: Work with appropriate agencies to manage water resources in the Valley in a manner that will protect the natural and recreational values of the water resource and associated resources (wildlife, riparian, etc.)

Policy 2: Consider establishing a Groundwater Management District to manage the groundwater resource.

Policy 3: Support designation of Highway 395 as a National Forest Scenic Byway.

OBJECTIVE C

Maintain and enhance natural resource-based recreational opportunities in the Bridgeport Valley.

Policy 1: Work with appropriate agencies to manage Bridgeport Reservoir in a manner that protects the natural resources in the area and provides additional recreational opportunities.

Policy 2: Work with appropriate agencies and groups to develop and implement a management plan for the Travertine Hot Springs.

Policy 3: Work with appropriate agencies to improve dispersed recreational opportunities (picnicking, camping, snowmobiling, cross country skiing, biking, etc.) with information signs and maps, restrooms, bike lanes, etc.

BRIDGEPORT AREA WETLANDS POLICIES–GOAL

To preserve and enhance wetland functions and values, including wildlife and plant habitat, beneficial livestock forage value, water quality benefits, and aesthetic and recreational values, while providing for orderly growth and an efficient, coordinated permitting process.

OBJECTIVE A

Guide development in the Bridgeport Valley so that no net loss of wetlands functions and values or acreage results from development activities.

Policy 1: Work with the U.S. Army Corps of Engineers to establish procedures for the processing of building and development proposals in or adjacent to wetlands³ areas in the Bridgeport Valley.

Action 1.1: Seek a regional permit from the U.S. Army Corps of Engineers that incorporates the mitigation strategy and process specified in these policies.

Policy 2: Work with willing landowners, agencies and applicants to establish a Bridgeport land bank to be used as mitigation for those areas where on-site mitigation is not feasible.

Action 2.1: Investigate potential sites for mitigation bank enhancement including:

1. The East Walker River and its floodplain, which offers an excellent opportunity for enhancement of high quality riparian habitat and fisheries habitat.
2. The Robinson Creek outwash plain, which offers an opportunity for vegetation enhancement and possible connection to extended habitat corridors.
3. Aurora Canyon, which offers an opportunity for enhancement of limited riparian areas within a few yards of the creek.
4. The pond area at the intersection of Highways. 395 and 182 (in the Airport Clear Zone), which offers an opportunity for marsh development.

Action 2.2: Investigate potential sites for a mitigation bank for the creation of wetlands, including:

³These policies pertain to "jurisdictional wetlands"; i.e., those areas subject to Section 404 of the Clean Water Act which requires a permit for the discharge of dredged or filled materials into waters of the U.S., including wetlands. Under a Memorandum of Agreement with the Environmental Protection Agency, the U.S. Army Corps of Engineers is responsible for determining wetland jurisdiction and issuing permits; the Soil Conservation Service may, in the future, become responsible for determining wetland jurisdiction on intensively managed agricultural lands.

1. Irrigation-induced wetlands that could be permanently converted to wetlands.
2. Upland areas where a reliable water source could be applied to convert the area to wetlands.

Action 2.3: Contact public and private landowners in the Valley, including the Walker River Irrigation District (WRID), for potential sites and interest in participating in a mitigation bank.

Action 2.4: Establish a Wetlands Mitigation Bank Technical Advisory Committee (TAC) for the Bridgeport Valley. This group should include a representative from applicable agencies (e.g., Corps of Engineers, EPA, FWS, SCS, DFG, RWQCB, Mono County) and a representative of the following:

- a. Landowners in an area where wetland impacts will occur and mitigation will be required on a case-by-case basis.
- b. Landowners or the managing entity of the area where the mitigation bank will be located.
- c. Bridgeport Agricultural Property Owners.
- d. U.S. Board of Water Commissioners.

Policy 3: The Land Bank for the Bridgeport Valley shall be established as follows:

- A. The goals of the mitigation bank shall be to enhance or create self-sustaining functional ecosystems, providing equal functions and values to those impacted by development.
- B. The life of the bank shall be twenty (20) years from its inception. After the original 20 years, the life of the bank shall be renewed on 20 year cycles as needed, barring any significant changes in regulations, natural conditions or catastrophes.
- C. Parcels eligible to contribute to the bank shall be illustrated on a map.
- D. Mitigation sites incorporated into the land bank shall be developed and managed in accordance with a management plan prepared with the assistance of the Wetlands Mitigation Bank Technical Advisory Committee (TAC) established for the Bridgeport Valley. The TAC shall assist in the design and implementation of a management plan for the bank. This plan shall include specific debiting and crediting procedures for the bank and shall detail remedial action responsibilities.
- E. The Corps shall require periodic inspections conducted with assistance from the TAC to identify whether the mitigation site is in compliance with the management plan.
- F. The management plan shall identify an appropriate methodology to assess pre- and post-mitigation functional values, in order to establish bank credits and debits. To the extent possible, this methodology will be quantitative.

- G. The management plan shall specify the methodology which will be used to protect the enhanced or created wetlands in twenty year cycles. This may include conservation/open space easements, deed restrictions, transfer of the property to a tax-paying conservation organization or agency, or other appropriate methods.

Action 3.1: Seek funding to support land-bank projects in the Bridgeport Valley, including but not limited to, grants, loans or other potential funding from:

Soil Conservation Service
EPA
Resources Agency

Grants for sewage effluent treatment
U.S. Fish and Wildlife Service
Ducks Unlimited

OBJECTIVE B

Maintain and enhance wetland habitat values and functions with willing landowners in the Bridgeport Valley.

Policy 1: Work with participating ranchers in the area to manage their land bank using one or more of the following methods/techniques:

fire;
rest;
technology;
money;
labor;
beneficial grazing practices;
living organisms;
human creativity; and /or
animal impacts.

Action 1.1: If grazing practices beneficial to wetlands are to be utilized, the grazing practices shall be specified in a grazing management plan approved by the SCS in consultation with the TAC.

Action 1.2: Investigate the use of sewage effluent for wetland restoration, creation, or enhancement purposes.

Policy 2: Work with developers to provide buffer zones around wetland areas adjacent to the developed areas

Policy 3: Work with public agencies and interested local groups to develop and post informational and educational signs around wetlands areas on public lands.

Policy 4: Work with interested local groups willing to participate (either financially or with donations of labor) with willing landowners in the protection or enhancement of wetlands.

Policy 5: Restrict public and animal (e.g., cattle) access as necessary to land bank riparian areas during times of nesting or other critical periods in the life cycles of wildlife or fish.

OBJECTIVE C

At the request of the landowner, reevaluate the jurisdictional status of sites proposed for development which are located in irrigated areas in the Bridgeport Valley when and where irrigation water is no longer applied.

Policy 1: In order to ensure that accurate and adequate data are collected to permit a reevaluation of wetland status for irrigation-induced wetlands that will meet federal delineation standards, the following additional conditions shall apply to altering the irrigation regime, acquiring data, and seeking a re-evaluation of jurisdictional status:

1. Areas shall be reevaluated only where a definite project proposal exists.
2. The entire area of the proposed project will be reevaluated.
3. The existing topography in the vicinity of the subject area should not be altered without contacting the U.S. Army Corps of Engineers.
4. During the time of reevaluation, livestock may be excluded as necessary (in consultation with the SCS) to allow plant species to be identified and catalogued. Cattle exclosures in representative areas may be necessary for monitoring or evaluation.
5. Reevaluation should begin no later than May 1. Water table levels should be monitored throughout the early growing season by means of pits or piezometer wells, and vegetation should be studied at a time that may vary from mid-May to July, depending upon weather.
6. Data should be acquired at locations on both sides of apparent wetland boundaries. The locations of piezometer wells or other tests of soil conditions (for example, a,a-dipyridil test for reducing conditions) should be representative of the entire subject area. Methodologies in the current jurisdictional wetland manual will be used to define wetlands.
7. As per the new National Technical Committee on Hydric Soils (NTCHS) criteria for hydric soils, poorly drained areas with soil permeability less than 6.0 inches/hour (such as most of Bridgeport Valley) would be determined to meet the mandatory soils and hydrology criteria for jurisdictional wetlands if the water table remains within 1.5 feet of the surface for at least two weeks during the growing season.

Action 1.1: Reevaluations of jurisdictional status of proposed project sites located in irrigated areas, shall be performed by a qualified professional under the direction of the County and in consultation with the Soil Conservation Service and the U.S. Army Corps of Engineers. The work shall be funded by the project applicant.

LAND USE ELEMENT

BODIE HILLS GOAL⁴

Protect and enhance Bodie Hills Planning Area resources that complement the Bodie Experience.

OBJECTIVE A

Protect the visual characteristics of the Bodie Hills that contribute to the Bodie Experience, and ensure that any development allowed is compatible with the existing rural and historic landscape.

Policy 1: Structures proposed on private lands within the Bodie Hills Planning Area shall be constructed in accordance with the minimum development standards found in the Mono County General Plan Visual Resource Policies.

Action 1.1: Develop design guidelines for residential, commercial, and industrial development projects. At a minimum, the following development standards (from the Visual Resource Policies) shall apply:

- a. Projects should not dominate the natural environment, and should complement existing community character; the scale, design, and siting of a project should be appropriate for the setting;
- b. Building mass should be varied and should be appropriate for the surrounding community or area. Facades in commercial districts should be varied;
- c. Project siting and structural design should be sensitive to the climate, topography, and lighting of the surrounding environment;
- d. The design, color, and building materials for structures, fences, and signs shall be compatible with the natural environment and/or surrounding community;
- e. Visually offensive land uses shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures;
- f. The visual impacts of parking areas shall be minimized through the use of landscaping, covered parking, siting which screens the parking from view, or other appropriate measures;
- g. Signs shall comply with the County's Sign Regulations;
- h. Standardized commercial structures, designs, and materials shall not be allowed (e.g., a "McDonald's" shall be designed with materials and finishes that harmonize with the surrounding area);
- i. Industrial areas shall be as compact as possible;
- j. Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety;

⁴BLM Resource Management Plan (RMP) decisions for the Bodie Bowl Area of Critical Environmental Concern (ACEC) are included in this policy section for reference.

- k. All new utilities shall be installed underground, in conformance with applicable provisions of the Land Development Regulations (LDR);
- l. Existing roads shall be utilized whenever possible. Construction of new roads should be avoided except where essential for health and safety;
- m. Earthwork, grading, and vegetative removals shall be minimized;
- n. All site disturbances shall be revegetated with a mix of indigenous species native to the site (based upon a pre-project species survey). A landscaping plan shall be submitted and approved for all projects.

BLM Resource Management Plan Decision:

Manage the main travel corridors into the Bodie Bowl to conform to Visual Resource Management (VRM) II standards.

Objective B

Maximize fire protection within the Bodie Hills Planning Area, including both prevention and suppression.

Policy 1: Actively support fire prevention efforts on public and private lands.

Action 1.1: BLM shall install and maintain Fire Danger Rating signs on Hwy. 270 and on Cottonwood Canyon Road. State Parks shall change the fire rating as needed.

Action 1.2: All campfires within the Bodie Hills Planning Area (including the ACEC) shall require a valid campfire permit issued by BLM, Forest Service, CDF or State Parks. All campfires shall be in accordance with existing fire restrictions during the summer fire season.

Action 1.3: Require new development to comply with the Mono County Fire Safe Regulations (Chapter 22).

BLM RMP Decision:

Employ full fire suppression techniques against all wildfires.

OBJECTIVE C

Reduce vandalism within the Bodie Hills Planning Area.

Policy 1: Recognize and support visitor education as the primary deterrent to vandalism. To help reduce vandalism, the BLM, State Parks and the County should continue to educate the public about the cultural, historic, and natural values of Bodie SHP and the Bodie Hills.

Action 1.1: The BLM shall work with State Parks to develop interpretive kiosks or panels along the roads into Bodie to foster a better appreciation of the

LAND USE ELEMENT

cultural, historic, and natural values of the Bodie Hills. The verbiage shall be positive and include references to respecting private lands within the area.

Action 1.2: Appropriate agencies shall patrol the Bodie Hills during special permitted events and times of high visitor use, such as hunting season, making visitor contacts and establishing a presence in the area.

OBJECTIVE D

Maintain a high level of air quality in the Bodie Hills Planning Area.

Policy 1: Activities permitted in the Bodie Hills Planning Area shall meet ambient air quality standards.

Action 1.1: The proponent of any project that may adversely impact air quality shall obtain an air quality permit or clearance from the Great Basin Air Pollution Control District.

Action 1.2: Any project that may generate excessive levels of dust shall be required to use dust control measures approved by Great Basin APCD.

Action 1.3: Future development projects shall comply with the public health and safety policies of the Mono County General Plan, including requirements for future development projects to avoid impacts to air quality or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process (Conservation/Open Space Element, Public Health & Safety Policies, Goal I, Objective A, Policy 3). In addition, future development projects with the potential to significantly impact air quality shall assess potential impacts prior to project approval in conformance with the requirements of public health and safety policies (Conservation/Open Space Element, Public Health & Safety Policies, Goal I, Objective A, Action 3.1).

Policy 2: Mono County and State Parks shall continue to seek and implement methods to reduce the dust problems on the county roads within the Bodie Hills Planning Area approaching the ACEC.

Action 2.1: Pave Hwy. 270 to the cattle guard at the edge of the Bodie Bowl. Turn it over to Caltrans for maintenance.

Action 2.2: Pave Cottonwood Canyon Road.

OBJECTIVE E

Provide for the health and safety of visitors and the environment.

Policy 1: Visitor safety within the Bodie Hills Planning Area is a priority.

Action 1.1: Provide for the health and safety of Bodie visitors consistent with established ordinances and regulations of the BLM, State Parks and Mono County.

OBJECTIVE F

Recreational uses that do not interfere with the Bodie Experience may be permitted.

Policy 1: Permit development of visitor services outside the ACEC to accommodate visitors to the Park. This development should be consistent with, and not threaten, the historic resources at Bodie.

Action 1.1: To provide for visitor service development that facilitates the Bodie Experience and provides dispersed recreational activities Mono County may assign Rural Resort land use designations to appropriate private property.

Action 1.2: The BLM shall designate lands suitable for a visitor center and associated services.

Policy 2: Special and recreational events (trail rides, cattle drives, bike rides, filming, etc.) on public lands in the Bodie Hills Planning Area shall be considered on a case by case basis. Events shall be monitored so that they do not detract from the Bodie Experience.

BLM RMP Decision:

Enhance dispersed recreation opportunities such as off-highway vehicle touring, primitive camping, mountain biking, snowmobiling, hunting, fishing, cross-country skiing, sightseeing and environmental interpretation.

OBJECTIVE G

Provide services that will enhance the Bodie Experience.

Policy 1: Interpretive, directional, and other signing within the Bodie Hills Planning Area should be provided to educate and inform visitors. The number of signs should be kept to a minimum. Signs should be strategically placed to avoid detracting from the scenic values of the Bodie Hills Planning Area and the Bodie Experience. The messages should be stated in positive terms and address public and private lands.

Action 1.1: The BLM should work with State Parks to develop interpretive kiosks or panels along the roads into Bodie to foster a better appreciation of the area's values, and thereby lessen the threat of vandalism. The verbiage should be of a positive nature ("Bodie is a Special Area . . .").

Action 1.2: Caltrans and Mono County should develop scenic turnouts on Hwy. 270 and Cottonwood Canyon Road. Some interpretive information should be provided, with multi-lingual information or use of international symbols.

Action 1.3: BLM shall place signs on all secondary routes within the Bodie Hills Planning Area. Signs should describe the routes, particularly those crossing both public and private lands, and highlight the need for the public to respect private property.

BLM RMP Decision:

Develop an activity plan for recreational use in the area. Incorporate an interpretive element to highlight wildlife, geologic and cultural values.

OBJECTIVE H

Any economic and resource development projects on public lands shall be conducted in a manner that protects the historic and scenic values in the Bodie Hills Planning Area, and that does detract from the Bodie Experience.

Policy 1: Any commercial or concessionaire development on public lands should complement or enhance the Bodie Experience.

Policy 2: Concessionaires may be considered for solving transportation problems associated with the State Park, such as providing shuttle services or alternative access such as horses.

Policy 3: Grazing on public lands within the Bodie Hills shall be guided by the BLM Bishop RMP and the Coordinated Resource Management Plans (CRMPs).

BLM RMP Decisions:

Use the existing Coordinated Resource Management Planning (CRMP) process to identify and implement vehicle route closures to protect sensitive plants or deer or sage grouse habitats; to manage grazing; and to attain DPC and stream improvement goals.

Stabilize and restore selected stream reaches throughout the Bodie Hills to improve riparian and aquatic habitat quality. Monitor water quality to determine the impacts of recreation, grazing and mining activities.

Enhance wildlife habitat and watershed conditions, and attain Desired Plant Community prescriptions.

Policy 4: Wildlife habitat management on public lands shall be guided by the BLM's Bishop RMP and the CRMPs.

Policy 5: Mining on valid, existing claims on public lands shall be allowed, subject to existing law.

Policy 6: On public lands (where existing BLM policy allows) project proponents shall pay for administrative, study, monitoring and reclamation costs of projects.

Policy 7: An economic or fiscal impact analysis should be completed and utilized in the decision-making process along with the NEPA document for any major project proposal on public lands.

OBJECTIVE I

Allow for agriculture, resource management activities, and rural resort uses on private lands in the Bodie Hills Planning Area which do not detract from the Bodie Experience.

Policy 1: Grazing on private lands within the Bodie Hills Planning Area is an historic use. Mono County supports the continued agricultural use of private lands within the Bodie Hills.

Action 1.1: Assign Agricultural land use designations to private property in the Bodie Hills Planning Area.

Action 1.2: Assign Development Credits to property with an agricultural land use designation in the Bodie Hills Planning Area based upon a per parcel bases, as follows:

- a. For parcels which total ten (10) acres or less, one (1) development credit shall be assigned.
- b. For parcels which total forty (40) acres or less, one (1) development credit shall be assigned for each ten (10) acres.
- c. For parcels which total more than forty (40) acres, four (4) development credits shall be assigned for the first forty (40) acres, and one additional development credit shall be assigned for each additional forty (40) acres, or portion thereof greater than ten (10) acres.
- d. The assigned credits shall be reflected on Mono County's Land Use Maps. As an example, a 650-acre parcel would qualify for 20 development credits, and would be designated Agriculture, 20 Development Credits (AG 20dc).
- e. Each development credit permits the construction of one single-family residence. Development credits may be transferred to parcels as small as one acre in size. Development credit parcels should be clustered as follows:
 1. Adjacent to existing residential development (if feasible).
 2. With a buffer established in consultation with adjacent agricultural landowners.
 3. To avoid steep slopes and fault hazard areas.
 4. To avoid wetlands and areas subject to flooding.
 5. Away from visually sensitive areas, such as ridgelines or along scenic highways.
 6. To minimize impacts to wildlife, including migrating deer.
 7. To minimize impacts to cultural resource sites.
 8. Proximate to existing access and utilities (if feasible).

9. On soils of sufficient structural and sanitary waste disposal capabilities.

Policy 2: Wildlife management on private land shall be guided by the provisions of the Mono County Land Use Designation, the Mono County Land Development Regulations, and the policies of the Mono County General Plan

Policy 3: Mineral resource activities on private lands may be permitted subject to established laws.

Action 3.1: Mineral Resource extraction or exploration projects shall comply with requirements of the California Surface Mining and Reclamation Act (SMARA); the Mineral Resource Policies of the Mono County General Plan; the Resource Extraction District, Reclamation Ordinance, and Mining Operations Ordinance of the Mono County Code; and applicable environmental requirements, including the California Environmental Quality Act (CEQA).

Policy 4: Proponents shall bear the costs for project environmental studies, mitigation monitoring, permit processing and reclamation, in accordance with the Mono County General Plan, Mono County Environmental Handbook, and implementing ordinances and resolutions.

Policy 5: An economic or fiscal impact analysis may be required for projects having potential adverse fiscal impacts.

Action 5.1: Require applicable development projects to comply with Mono County General Plan Land Use policies which require assessments of the economic costs and benefits of a project (Land Use Element, Objective H, Policy 2 and Action 2.1).

LAND USE ELEMENT

MONO BASIN-GOAL

Provide for the orderly growth of Mono Basin communities in a manner that retains the small town character, coincides with infrastructure expansion, facilitates economic and community development, and protects the area's scenic, recreational, and natural resources.

OBJECTIVE A

Direct future development to occur in and adjacent to Lee Vining.

Policy 1: Obtain lands necessary for the orderly expansion of Lee Vining.

Action 1.1: Work with appropriate agencies to provide for developable lands adjacent to Lee Vining.

Action 1.2: Designate lands adjacent to Lee Vining for community expansion in the Land Use Element.

Policy 2: Future development should coincide with infrastructure and service capability expansion.

Action 2.1: Support and assist the Lee Vining PUD in securing sufficient water for community growth.

Action 2.2: Require development projects to obtain "will-serve" letters from applicable service agencies.

OBJECTIVE B

Encourage infill development of Mono City prior to considering development on adjacent lands.

Policy 1: Existing lots at Mono City should be developed before adjacent lands are considered for development.

Policy 2: If necessary, obtain lands for the orderly expansion of Mono City.

Action 2.1: Request the BLM to designate lands adjacent to Mono City for potential future land disposal, when and if demand for additional development warrants such disposal.

Policy 3: Future development should coincide with infrastructure and service capability expansion.

LAND USE ELEMENT

OBJECTIVE C

Maintain the scenic, recreational, and natural attributes of areas outside Lee Vining and Mono City.

Policy 1: Ensure that future development outside existing communities is compatible with the scenic, recreational, and natural attributes of the area.

Action 1.1: Provide for low intensity uses (e.g., low density residential uses) outside of Lee Vining and Mono City. Higher intensity uses (e.g., limited commercial, industrial, and resource extraction) may be permitted if it can be demonstrated that the use cannot be accommodated in existing community areas, that the use is incompatible with existing community uses, or that the use directly relies on the availability of unique on-site resources. Higher intensity uses should not adversely impact the area's scenic, recreational, and natural resources.

Action 1.2: Require preparation of a Specific Plan and EIR for subdivisions of 30 parcels or more that are not within or adjacent to Lee Vining or Mono City.

Action 1.3: Require preparation of a Specific Plan or PUD for development projects proposed on federal exchange lands (parcel maps are exempt from this requirement).

Action 1.4: Periodically review the Conway Ranch Specific Plan and any other future specific plans in the Mono Basin.

OBJECTIVE D

Guide development to provide for community needs.

Policy 1: Encourage the development of affordable housing, including rental units.

Policy 2: Provide a site for limited industrial uses, including roadyards, heavy equipment storage, and similar uses, within or adjacent to Lee Vining.

Action 2.1: Consider relocating visually offensive land uses, such as roadyards, to the designated industrial site.

Policy 3: Focus commercial development within or adjacent to Lee Vining.

Policy 4: Provide a community center in Lee Vining.

LAND USE ELEMENT

JUNE LAKE

Policies and Actions for June Lake are contained in the **June Lake 2010: June Lake Area Plan**, adopted in 1991.

GOAL

That June Lake ultimately develop into a moderately-sized, self-contained, year-round community.

OBJECTIVE A

Promote the expansion of the June Lake Loop's privately owned land base to accommodate planned community growth.

OBJECTIVE B

Promote well-planned and functional community development that retains June Lake's mountain community character and tourist-oriented economy.

OBJECTIVE C

Contain growth in and adjacent to existing developed areas, and retain open space buffers around each area.

OBJECTIVE D

Balance the rate of development throughout the separate neighborhood areas. Where prudent and feasible, balance the rate of development in new areas and the rate of infill and redevelopment in established areas.

OBJECTIVE E

Utilize Land Use designations to stimulate redevelopment in depressed areas, to limit and phase-out incompatible uses, and to guide June Lake's future.

OBJECTIVE F

Protect existing and future property owners and minimize the possibility of future land ownership/use conflicts through the building and planning permit processes.

OBJECTIVE G

Meet the land needs of the commercial/industrial uses.

LAND USE ELEMENT

OBJECTIVE H

Balance the development of recreational facilities with the adequate provision of public amenities, employee and visitor housing, infrastructure and circulation facilities.

OBJECTIVE I

Maintain the June Lake Village as the Loop's Commercial Core by providing a wide-range of commercial and residential uses in a pedestrian-oriented atmosphere.

OBJECTIVE J

Through the Specific Plan Processes, develop the West Village/Rodeo Grounds into a well-coordinated resort area that provides a balance of resident and visitor housing in close proximity to recreational facilities and other activity centers.

OBJECTIVE K

Retain the Down Canyon's single-family residential character while providing for additional commercial development along S.R. 158 and pockets of higher density residential uses.

LAND USE ELEMENT

MAMMOTH VICINITY-GOAL

Maintain and enhance the scenic, recreational, and environmental integrity of the Mammoth vicinity.

OBJECTIVE A

Maintain and enhance scenic resources in the Mammoth vicinity.

Policy 1: Future development activity in the Mammoth vicinity shall avoid potential significant visual impacts or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.

Action 1.1: Future development projects with the potential to have a substantial, demonstrable negative aesthetic effect shall provide a visual impact analysis prior to project approval. Examples of a substantial, demonstrable negative aesthetic effect include:

- 1) Reflective materials;
- 2) Excessive height and/or bulk;
- 3) Standardized designs which are utilized to promote specific commercial activities and which are not in harmony with the community atmosphere; and
- 4) Architectural designs and features which are incongruous to the community or area and/or which significantly detract from the natural attractiveness of the community or its surroundings.

The analysis shall:

- a) be funded by the applicant;
- b) be prepared by a qualified person under the direction of Mono County;
- c) assess the visual environment in the general project vicinity;
- d) describe the impacts of the proposed development upon views and scenic qualities within the project site and on surrounding areas; and
- e) recommend project alternatives or measures to avoid or mitigate visual impacts.

Mitigation measures shall be included in the project plans and specifications and shall be made a condition of approval for the project.

Policy 2: Future development shall be sited and designed in a manner that preserves the scenic vistas presently viewed from Highway 395.

Action 2.1: Assign Scenic Combining designations along Highway 395 in order to minimize the impacts of development in the Highway 395 viewshed.

Action 2.2: Designate undeveloped LADWP lands as "Open Space" in order to protect the scenic resources on those lands.

Action 2.3: Continue to enforce the visual resource policies in the Mammoth Lakes Airport Land Use Plan.

LAND USE ELEMENT

Action 2.4: Require any expansion of existing visually offensive land uses within the Highway 395 viewshed to be adequately landscaped or otherwise screened.

Policy 3: Restore visually degraded areas when possible.

Action 3.1: Work with agencies and organizations owning or managing existing uses in the Highway 395 viewshed to mitigate the adverse visual impacts of those uses; e.g., by painting, landscaping, or otherwise screening the use.

Action 3.2: Investigate the potential of relocating existing visually incompatible uses in the Highway 395 viewshed.

Action 3.3: In conformance with the Mammoth Lakes Airport Land Use Plan, promote reclamation of existing quarry sites, including surface restoration and revegetation, following exhaustion of the mineral resource.

Policy 4: Coordinate scenic resource policies in the Mammoth vicinity with Forest Service and BLM visual policies and objectives.

Action 4.1: Work with the Forest Service and BLM on development projects on their lands to ensure that potential adverse visual impacts are fully mitigated.

OBJECTIVE B

Provide for the land use needs of both the incorporated and unincorporated areas.

Policy 1: Contain growth in and adjacent to existing developed areas.

Action 1.1: Prohibit subdivisions into 6 lots or more in the unincorporated area of the Mammoth vicinity, except in areas designated for Specific Plans or PUDs; minor parcel maps of 4 lots or less may be considered if consistent with Mammoth vicinity policies.

Action 1.2: Support exchange of federal lands into the private sector for community expansion only if it can be demonstrated that there is a need for such expansion, that the community infrastructure can support the expansion, and that potential significant environmental effects can be avoided or mitigated.

Action 1.3: When and if additional ski area development is proposed for the San Joaquin Ridge, this plan should be updated to address concerns raised by that development.

Action 1.4: Work with the Town of Mammoth Lakes to address regional housing needs.

Policy 2: Provide for industrial land use needs.

Action 2.1: Limited industrial uses may be allowed at the Old Elementary school site, in conformance with the Mammoth Lakes Airport Land Use Plan.

LAND USE ELEMENT

Action 2.2: Amend the Mammoth Lakes Airport Land Use Plan to allow only resource extraction uses at the existing quarry on private land within the planning area and recommend the same policy for other existing quarries in the planning area.

Action 2.3: Work with the Town of Mammoth Lakes to identify and designate an appropriate site for land intensive industrial uses and a household hazardous waste transfer facility within the Town's sphere of influence boundary.

Policy 3: Future development projects shall avoid potential significant environmental impacts or mitigate impacts to a level of non-significance, unless a statement of overriding concerns is made through the EIR process.

Action 3.1: Future development projects with the potential to have significant environmental impacts shall assess the impact(s) and recommend project alternatives and/or mitigation measures prior to project approval, in the manner required by General Plan policies.

Policy 4: Provide additional regional recreational facilities.

Action 4.1: Study the feasibility of expanding the existing recreational facilities at Whitmore.

Action 4.2: Develop additional interpretive sites in the area, such as the proposed geothermal interpretive center, as funding becomes available.

Policy 5: Encourage the continued use of Hot Creek and the Upper Owens River for fishing purposes.

Action 5.1: Development plans for these areas shall preserve the integrity of the fishery. Implement the policies in this element which pertain to the Upper Owens River.

Action 5.2 Establish a Hot Creek Buffer Zone. Development within that zone shall require a finding that all identified environmental impacts of the project are reduced to less than significant levels by the permit conditions.

OBJECTIVE C

Preserve and enhance natural resources in the Mammoth vicinity.

Policy 1: Maintain or enhance the integrity of key wildlife habitat in the area by limiting development in the area. Examples of key habitat include, but are not limited to: key winter ranges, holding areas, migration routes, and fawning areas for mule deer; leks, and winter and summer range for sage grouse; and waterfowl habitat at Crowley Lake, Laurel Pond, and along the Owens River.

Action 1.1: Implement policies in the Conservation/Open Space Element.

Policy 2: Maintain or enhance the integrity of fisheries in the planning area.

Action 2.1: Support the DFG's Trout Enhancement Plan for the Mammoth area.

Action 2.2: Manage riparian areas to maintain high quality habitat for fish, especially in threatened and endangered species waters, wild trout waters, and the meadow reaches of streams.

Policy 3: Preserve, maintain and enhance surface and groundwater resources in the planning area.

Action 3.1: Require projects which could adversely impact water resources, including down-gradient water resources, to avoid or mitigate effects to a point where clearly no significant effects would occur.

Action 3.2 Work with the appropriate agencies to develop and implement a comprehensive management plan for Crowley Lake and the downstream areas of the aqueduct system. The management plan should ensure that the aqueduct system is managed in a manner that protects the ecological values of the Long Valley and the downstream areas of the aqueduct system.

Action 3.3 Develop a Special Area Management Plan⁵ in cooperation with the Corp of Engineers for wetlands in Long Valley.

Policy 4: Regulate geothermal and mining and reclamation activities in the Mammoth vicinity in a manner that retains the scenic, recreational, and environmental integrity of the Mammoth vicinity.

Action 4.1: All geothermal, mining and reclamation activities shall comply with the policies of the County's Conservation/Open Space Element and the County's Reclamation Ordinance.

Action 4.2: Geothermal and mineral extraction activities shall be allowed only in areas designated Resource Extraction; exploratory activities shall be allowed only in areas designated Resource Management, Open Space, or Agriculture.

⁵A Special Area Management Plan is a set of policies developed cooperatively with the U.S. Corps of Engineers to address local wetland development issues.

LAND USE ELEMENT

UPPER OWENS RIVER–GOAL

Retain the existing rural character and environmental resources of the Upper Owens Area.

OBJECTIVE A

Protect the unique natural setting, ecology, riparian corridor and fishery, wildlife, recreational and agricultural resources of the Upper Owens by limiting the types and intensity of development in the area.

Policy 1: Limit development in the area to guest ranches, related commercial uses, agricultural uses and support residential uses.

Action 1.1: In this element, designate the privately owned property of the Upper Owens area as Agriculture, Open Space, Specific Plan or Resource Management.

Action 1.2: Assign Agriculture, Open Space, or Specific Plan designation to the privately owned property of the Upper Owens area in a manner consistent with Action 1.1.

Action 1.3: Require the preparation of a specific plan for projects of more than 30 units. Such projects shall provide a fiscal impact analysis that assesses the impacts of the project on local service agencies, and a market study that analyzes the market demand for such a development.

Action 1.4: A use permit or a Specific Plan (SP) shall be required for residential, guest ranch or commercial development that exceeds one unit per parcel. Projects proposing several units constructed over a period of time may apply for a single use permit. Certain uses, such as employee housing, may be exempted from these requirements following redesignation of properties (see Action 1.2 above).

Policy 2: Limit winter residential occupancy to that which is associated with minimum security and maintenance requirements.

Action 2.1: New residential subdivisions for permanent residents, unless associated with existing guest ranches or agricultural operations, shall not be permitted. Residential subdivisions proposed to provide housing for the resort/ranch owners, guests, managers, and employees may be permitted.

Action 2.2: Study the financial impacts, feasibility, and mechanisms for providing winter access to the area.

Policy 3: Restrict development in a manner that preserves the environmental quality of the area.

Action 3.1: Based upon existing resource information, estimate thresholds for maintaining the area's environmental quality; thresholds should address air quality, viewsheds, water quality, noise environment, traffic, and wildlife habitats. The type and intensity of permitted development should not exceed the estimated thresholds. Development projects proposed prior to the

LAND USE ELEMENT

establishment of these thresholds should address these issues in project environmental assessments.

Action 3.2: Development projects that may have significant environmental impacts shall assess potential impact(s), determine if they exceed estimated environmental thresholds, and recommend project alternatives and/or mitigation measures prior to project approval, in the manner required by General Plan policies and CEQA.

Action 3.3: Development projects shall avoid potential significant environmental impacts or mitigate impacts to a level of non-significance, unless the benefits of the proposed project outweigh the unavoidable adverse environmental effects, and an appropriate statement of overriding considerations is made through the EIR process.

Action 3.4: Future development shall be sited and designed to avoid disturbing the scenic quality of the area. Leapfrog development shall be discouraged. The use of bright colors and reflective materials shall be avoided, and buildings should utilize natural screening, such as topographic features and vegetative cover, to avoid detracting from open vistas. Construction in open meadow areas and on ridgelines should be avoided. Buildings shall be low profile, and in no instance exceed 35 feet in height. Utility lines shall be installed underground where environmentally feasible.

Policy 4: Facilitate input from area residents on local planning issues.

Action 4.1: Establish an Upper Owens Planning Advisory Committee consisting of area landowners to review and comment on planning and environmental projects having the potential to impact the area.

OBJECTIVE B

Protect the water resources of the Upper Owens Area.

Policy 1: Ensure that direct and indirect impacts of development projects on the water resources of the Upper Owens Area are avoided or mitigated to a point where clearly no significant effects would occur.

Action 1.1: Oppose development of a fish hatchery at Big Springs, unless it can be demonstrated that there will clearly be no significant adverse effects on the area's water and fishery resources.

Action 1.2: Oppose water transfer projects that could affect the Upper Owens Watershed – such as the development of the Dry Creek Wellfield – unless it is demonstrated that there will clearly be no significant adverse effects on the area's water resources.

Action 1.3: Require development within the Upper Owens Area to avoid or mitigate impacts to local water resources to a point where clearly no significant adverse effects would occur.

LAND USE ELEMENT

Action 1.4: Require development to set back 50 feet from the top of the bank of natural waterways, and to comply with other stream, riparian and wetland area setback requirements of Federal and State agencies.

Action 1.5: Request that potential impacts to the Upper Owens River be thoroughly considered in applicable environmental studies.

Action 1.6: Require projects with the potential to impact the water resources of the Upper Owens area to conduct long term water monitoring programs in order to ensure the maintenance of the area's water quality and quantity.

Policy 2: Preserve the Upper Owens River water resources and riparian corridor.

Action 2.1: Work with local landowners to develop coordinated strategies for preserving the integrity of the Upper Owens River corridor, including the riparian corridor, downstream to Crowley Lake. Stream preservation options and techniques—such as conservation easements, transfer of development rights, fencing, enhancement of water quality and the sale of sensitive land to conservation organizations—should be considered.

Action 2.2: Work with local landowners to manage access to the river in a manner that preserves the integrity of the riparian corridor and the fishery.

Action 2.3: Promote sound grazing management in accordance with the Conservation/Open Space Element, Agriculture/Grazing/Timber policies, Goal I, Objective C.

OBJECTIVE C

Promote the continuation of agricultural uses, including aquaculture uses, that are compatible with the rural recreational and open space values of the area.

Policy 1: Allow for the continuation and reasonable expansion of agricultural uses, including grazing and aquaculture uses, in a manner consistent with the environmental and recreational values of the area.

Action 1.1: Designate lands used for agricultural purposes as “Agriculture” to ensure consistency with the General Plan.

Action 1.2: Require development to be sited in a manner that avoids interference with existing ranching operations and livestock and wildlife movement.

LAND USE ELEMENT

LONG VALLEY-GOAL

Maintain the rural residential character of the Long Valley communities (i.e., Long Valley, McGee Creek, Crowley Lake/Hilton Creek, Aspen Springs, and Sunny Slopes) in a manner that provides for commercial uses to serve community needs, and that protects the area's visual, recreational, and natural resources.

OBJECTIVE A

Ensure adequate public services (e.g., fire protection, school facilities) and infrastructure (e.g., water supply, sewage treatment, utilities) for the area.

Policy 1: Future development should coincide with infrastructure and service capability and expansion.

Action 1.1: Require development projects to obtain "will-serve" letters from applicable service agencies.

Action 1.2: Evaluate the cumulative impact of all new development on public services, public facilities and the environment.

Action 1.3: For areas not served by a water system, future development projects shall be required to demonstrate, prior to permit issuance, that sufficient water exists to serve both domestic and fire flow needs of the development and that use of that water will not deplete or degrade water supplies on adjacent properties, or adversely impact water supplies for natural resources.

Policy 2: Encourage the timely expansion of special district facilities, including provisions for a satellite fire station in the Sunny Slopes area, water treatment facilities, television service, etc..

Action 2.1: Study the feasibility and desirability of consolidating service provision in the Long Valley area, as suggested in the Sphere of Influence Reports prepared by Mono LAFCO for the Birchim Community Services District (Sunny Slope) and the Hilton Creek Community Services District (Crowley Lake/Hilton Creek).

Action 2.2: Study the feasibility and desirability of developing a community water system for the Crowley Lake/Hilton Creek area.

OBJECTIVE B

Maintain the quality and livability of community areas.

Policy 1: Preserve and enhance existing single-family residential uses.

Action 1.1: Future residential development in community areas shall have a minimum lot size of 15,000 square feet except for areas adjacent to existing development with lot sizes of 7,500-10,000 square feet, where the minimum lot size may be 10,000 square feet.

LAND USE ELEMENT

Action 1.2: Through the provision of density bonuses, encourage clustering of residential units in areas designated for low density residential uses for sites of two (2) acres or more.

Policy 2: Future development projects shall avoid potential significant environmental impacts or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.

Action 2.1: Future development projects with the potential to have significant environmental impacts shall assess the impact(s) and recommend project alternatives and/or mitigation measures prior to project approval, in the manner required by General Plan policies.

Action 2.2 Study the feasibility and desirability of establishing a Design Review District and associated design review standards in the planning area.

Policy 3: Prevent incompatible adjacent land uses.

Action 3.1: Require adequate buffering (e.g., landscaping, physical barriers) to protect residential areas from non-residential, incompatible land uses.

Action 3.2: Provide adequate private open space in all residential areas and developments.

Action 3.3: Require higher density residential development to be compatible with the surrounding area and to provide sufficient open space.

Action 3.4: Encourage the development of higher density development within walking distance of the commercial area in Crowley Lake/Hilton Creek.

OBJECTIVE C

Provide for commercial development which supplies the area with convenient and necessary goods and services.

Policy 1: Provide adequate land for existing and future commercial needs.

Action 1.1: Designate a sufficient amount of land to accommodate tourist and community commercial needs.

Action 1.2: Cluster commercial development in order to create a commercial core area ("village center") in Crowley Lake/Hilton Creek.

Action 1.3: Mixed uses (commercial and residential) may be allowed, provided these uses do not adversely affect the basic rural residential character of the area.

Action 1.4: Adopt the following land use designation for use in the existing mixed use areas in the Long Valley communities:

Mixed Use ("MU")

This designation provides for a wide range of resident and visitor oriented residential and commercial uses, including business, professional and retail uses. The designation also allows for the construction of mixed use buildings. All commercial development in the Long Valley communities, including that in the Mixed Use designation, shall comply with the commercial development performance standards contained in the Long Valley Area Plan.

Permitted Uses: Examples of permitted uses include recreational uses, commercial lodging, professional services, business services, small-scale community-oriented retail operations, food services and residential uses.

Building Intensity: Minimum lot size is 10,000 square feet except for hotels, motels, condominiums, townhouses, and similar uses the minimum lot size is 20,000 square feet. Maximum building intensity is 15 dwelling units per acre for multiple-family residential units including apartments and condominiums. Motels may not exceed a maximum density of 40 units per acre.

Policy 2: Promote improvements in community commercial areas to increase their attractiveness and to rejuvenate existing commercial uses.

Action 2.1: All commercial development shall comply with the following commercial development performance standards:

- a) All commercial development shall comply with Objective B, Policy 2 and Action 2.1 of this Plan, which require avoidance or mitigation of any potential significant environmental impacts, unless a statement of overriding considerations is made.
- b) The project must comply with the design review standards established in accordance with Objective B, Policy 2, Action 2.2. Exterior signs and lighting shall be considered in the design review standards.
- c) The project shall not exceed a sustained or intermittent noise level of 60 dBA.
- d) The project shall supply adequate access, parking and loading areas.
- e) Exterior signs shall comply with the Mono County Sign Regulations.
- f) Uses involving or producing noxious fumes or odors shall not be permitted unless fumes or odors are treated or diffused prior to release from the generating source.
- g) Operations using and storing noxious chemicals including but not limited to pesticides and herbicides, other than those packaged for resale, or large volumes of solvents or flammable liquids, will not be allowed.

LAND USE ELEMENT

Policy 3: Encourage the development of professional uses (e.g., clinic, doctor's office, law offices) in the Crowley Lake/Hilton Creek commercial core, to provide for the needs of residents.

Policy 4: Allow the continuation of home occupations (as defined in the Mono County Land Development Regulations) which are not in conflict with surrounding uses.

OBJECTIVE D

Provide for light industrial uses which supply the community with convenient and necessary services (e.g., material and equipment storage, wood lots, automotive repair).

Policy 1: Permit development of clean small-scale light industrial uses which provide local year-round employment, serve local needs tending to make the area industrially self-sufficient, and are environmentally compatible to the area.

Action 1.1: Designate a sufficient amount of land to accommodate light industrial needs.

Action 1.2: Pursue the acquisition of suitable public land for the remote placement of incompatible industrial uses.

OBJECTIVE E

Provide for recreational and open space uses in and around the Long Valley planning area.

Policy 1: Ensure the preservation of open space in the planning area.

Action 1.1: Require in-filling of areas designated for residential, commercial, and industrial uses prior to allowing conversion of agricultural land or public open space.

Action 1.2: Designate lands owned by the LADWP for open space.

Policy 2: Discourage the extension of public and private facilities, especially roads, into open space or agricultural land.

Policy 3: Encourage recreational uses and activities in all seasons.

Action 3.1: Support increased all season recreational use of Crowley Lake.

Action 3.2: Encourage the California Fish and Game Commission, with the cooperation of the LADWP, to extend the fishing season at Crowley Lake until November 15.

LAND USE ELEMENT

Action 3.3: In cooperation with the LADWP, encourage recreational development at Crowley Lake, including development of winter use ski trails, a winter campground/trailer park, water skiing, sailing, and concessions.

Policy 4: Maintain and increase recreational facilities for residents.

Action 4.1: Designate sites for neighborhood parks. Each park is encouraged to provide a multiple recreational setting with input from the service area population as to facilities, activities and design.

Action 4.2: Continue to promote multiple use of Whitmore Park in response to regional needs.

Action 4.3: Study the feasibility of developing bike paths/trail system throughout the area, including methods of funding such a system.

Policy 5: Ensure that those using recreation facilities contribute to the cost of providing and maintaining facilities.

Policy 6: Ensure that recreational facilities are compatible with adjacent land uses, the maintenance of environmental quality and the protection of property rights.

Action 6.1: Require all new development proposals to provide public access and rights-of-way to public open space, in conformance with the provisions of the Subdivision Map Act.

OBJECTIVE F

Promote complementary and compatible uses of adjoining BLM, USFS, and LADWP lands.

Policy 1: Encourage a systematic prioritized land exchange policy to discourage development of isolated and remote private parcels; to discourage development of private parcels subject to public safety hazards; to discourage development of private parcels indispensable to sound natural resource management; to minimize long term county and special district service costs; and to encourage acquisition of public lands for public facility and private uses.

Action 1.1: Identify those private parcels which by reason of their remote, isolated or hazard prone location could be considered for trade to public agencies.

Action 1.2: Identify those public parcels which by reason of their location could house otherwise incompatible public facilities or private uses (e.g., light industrial) and which should be considered for acquisition.

Action 1.3: Request the BLM to designate lands adjacent to community areas for potential future land disposal.

LAND USE ELEMENT

WHEELER CREST-GOAL

To retain, as nearly as possible, the character and quality of life presently enjoyed in the community through the year 2010.

OBJECTIVE A

Prevent incompatible or conflicting uses within the Wheeler Crest community.

Policy 1: The timing and location of new residential developments shall be directed to areas with existing services or adjacent to areas with existing services, (i.e., fire protection, water supply, sewage and utilities).

Action 1.1: In-fill, to the greatest extent possible, developed private land to the residential densities specified in this plan (i.e., Estate Residential Designation, one-acre minimum lot size). Overall densities for areas outside existing developed areas shall not exceed one unit per two acres (Estate Residential Designation, two acre minimum lot size). As specified in the Plan EIR and other Plan policies, larger minimum lot sizes may be appropriate for sensitive resource areas.

Action 1.2: Require developers, at time of application submittal, to demonstrate adequate service availability (water supply, fire flow, sewage/septic, utilities).

Action 1.3: If any extension of services will be required for a proposed project, an economic analysis, including projected public costs, shall be required.

Action 1.4: Consider, and mitigate, the cumulative impact of any new development prior to project approval.

Action 1.5: The residential density of any proposed project shall be consistent with surrounding densities as built.

Action 1.6: Petition the Board of Supervisors to establish a development fee and/or land bank for community uses.

Policy 2: Residential development shall have a minimum impact on the environment.

Action 2.1: Adequate open space shall be provided as part of any proposed development.

Action 2.2: Preserve adequate solar access for all existing and proposed development.

Action 2.3: Discourage installation of street lights unless necessary for safety reasons.

Action 2.4: Place all utilities underground unless the geology will not allow it.

Action 2.5: Develop design review standards indicating desired architectural type and outside treatments that will harmonize with the rural character of the area.

Policy 3: Retain the rural residential character of the entire study area.

Action 3.1: Permit only single-family residential and related accessory structures. Bed-and-breakfast establishments shall also be permitted on parcels of 100 acres or greater, if designed to be compatible with existing residential uses, and if the undeveloped portion of the parcel remains as open space or agricultural use in perpetuity.

Action 3.2: General commercial uses are neither compatible, nor needed, within the residential area, and shall be prohibited. Bed-and-breakfast establishments shall be exempt from this provision, as detailed in Action 3.1.

Action 3.3: Permit small-scale agricultural uses (including the keeping of animals for personal use) within the mandate of the County requirements for the ER designation, or more restrictive CC&Rs, as applicable.

Action 3.4: Avoid community strife by respecting current, more restrictive CC&Rs, as well as County land use designations.

Action 3.5: Consider amending the Land Development Regulations or this Plan in order to further restrict the intensity of animal use in residential areas.

Policy 4: Encourage a diversity of architectural styles that reflect a rural residential lifestyle.

Action 4.1: Permit and encourage innovative construction techniques, as long as permitted by local ordinance and building codes (i.e., passive/active solar design).

Policy 5: Encourage the transfer of privately owned, environmentally sensitive or isolated land within the Wheeler Crest planning area.

Action 5.1: Identify parcels incompatible for private use by virtue of location and/or environmental sensitivity (i.e., avalanche area, deer migration route, etc.).

Action 5.2: Coordinate with the USFS or BLM to exchange public land that is more suitable for private ownership.

OBJECTIVE B

Preserve the value of land dedicated or deeded for community services, natural resources or recreation use as development occurs in the planning area (parks, community centers, equestrian trails, ski trails, hiking trails, tennis courts, deer migration corridors , etc.).

Policy 1: When utilities are installed in new residential areas, ensure that they are adequate for future local needs and are compatible with the rural residential flavor of the planning area.

LAND USE ELEMENT

Policy 2: Provide sites and/or facilities to accommodate a variety of community activities.

Action 2.1: Closely regulate any proposed community facility to ensure compatibility with rural residential and open space uses.

Action 2.2: As necessary, provide an environmental impact analysis of all proposed community facilities.

Action 2.3: Evaluate and improve, if necessary, all utilities to adequately serve community facilities.

Action 2.4: Provide incentives to encourage private parties to contribute towards necessary community facilities.

Policy 3: Guarantee that improvements for community use will increase the attractiveness of the use, and that the use will be compatible with residential uses and surrounding resource values.

Action 3.1: Buffer all community use from residential uses with a combination of open space, plantings, physical barriers.

Action 3.2: Evaluate traffic, safety and air quality impacts of all proposed community facilities.

Action 3.3: Buffer new developments from deer corridors or other key wildlife habitats using a combination of open space, plantings and physical barriers.

OBJECTIVE C

Provide for recreational and open space uses in and around the Wheeler Crest area.

Policy 1: Preserve adequate open space rangeland to protect movement of wildlife, cattle and pack stock.

Action 1.1: Monitor and discourage the conversion of viable agricultural land.

Policy 2: Prevent the intrusion of development into rangelands, with special attention to protecting range vegetation and water supply.

Action 2.1: Discourage extensions of public and private facilities, especially roads, into open space rangeland as defined by Department of Fish and Game, Bureau of Land Management and U.S. Forest Service.

Policy 3: Provide for recreational and aesthetic open space in and around the Wheeler Crest planning area.

LAND USE ELEMENT

Action 3.1: Utilize Quimby Act fees to finance park and recreation development. Capture currently available state and federal monies allocated for these purposes.

Policy 4: Ensure that recreational facilities are compatible with land uses, maintain environmental quality and protect property rights.

Action 4.1: Recreational needs should be considered in the planning and development of circulation and transportation improvements.

Action 4.2: Maintain and enhance recreation opportunities.

Policy 5: That existing National Forest and BLM lands surrounding the community be retained in public ownership or be utilized for community purposes.

Action 5.1: Coordinate all planning and development activities adjacent to public lands with the affected public entity.

Action 5.2: Assist in the preservation of valuable deer habitat by establishing a land bank, or other mechanisms, to retain migration corridors.

Action 5.3: Coordinate with public agencies to preserve and enhance natural stream courses.

Action 5.4: Consider requiring a fire safety buffer between public land and any new development.

Action 5.5: Assign Open Space designation for surrounding DWP lands.

Policy 6: That isolated public lands within the study area be exchanged for private lands better suited for watershed protection and other public purposes.

Action 6.1: Identify and designate those lands which, by reason of their remote, isolated, or hazardous location, should be exchanged.

Policy 7: Encourage sound management and utilization of public lands to benefit local recreational and energy needs.

Action 7.1: Any proposed hydroelectric facilities shall be consistent with the goals of this plan.

OBJECTIVE D

Ensure adequate public services (e.g., fire protection) and infrastructure (e.g., water supply, sewage treatment, utilities) for the area.

LAND USE ELEMENT

Policy 1: Ensure that necessary public facilities are planned for as new residential development is proposed. Ensure that adequate land, in appropriate locations, is set aside for public facilities.

Action 1.1: The Mono County Health Department and the Wheeler Crest Community Services District shall evaluate, as the community expands, the need for community water systems in the planning area.

Action 1.2: Maximize groundwater recharge by protecting natural drainage areas and encouraging their preservation as open space.

Action 1.3: Require utilization of all water saving devices at building construction.

Policy 2: Necessary public facilities shall be located and designed to be compatible with surrounding land uses.

Action 2.1: All proposed public facilities shall provide sufficient buffering to protect residential areas from noise and visual impact.

Action 2.2: Provide adequate parking, snow storage, underground utilities, etc., in accord with the nature and function of the facility.

OBJECTIVE E

Provide for a quality residential life by maintaining and improving the existing housing stock while ensuring that housing needs of the entire community are being met.

Policy 1: Conserve, by maintaining or rehabilitating, the planning area's housing stock.

Action 1.1: Allow alternative housing construction modes, as long as these conform architecturally with existing homes (i.e., modular, manufactured, etc.); and retain the rural-residential character.

Policy 2: Improve the supply of buildable land by encouraging land exchanges of undevelopable parcels in wet meadow and avalanche prone areas for more suitable areas.

OBJECTIVE F

Protect and enhance the environmental resources in the area which contribute to the quality of life and form the basis for the recreation-oriented local economy; i.e., open space, air and water quality, scenic resources, streams and wildlife.

Policy 1: Protect all year-round streams from encroachment or development that detracts from their natural beauty.

Action 1.1: Witcher and Birch creeks have been identified by the DFG as locations for the reintroduction of Lahontan cutthroat trout. Require an environmental analysis for any project that may impact this resource.

Action 1.2: Utilize open space and drainage easements as well as clustering of major new development as stream preservation tools.

Action 1.3: Adopt erosion control and grading regulations that will minimize removal of natural vegetation to help prevent downstream sedimentation.

Action 1.4: Prohibit artificial redirection of water courses, especially Lower Rock Creek, Witcher Creek and Birch Creek.

Action 1.5: Maintain and preserve existing vegetation and habitat along stream courses.

Policy 2: Preserve clean surface and groundwater resources.

Action 2.1: Maximize groundwater recharge by protecting natural drainage areas. Ensure their preservation by leaving them in open space.

Action 2.2: Monitor groundwater levels and quality and consider initiation of a groundwater management plan to ensure protection of the resource.

Action 2.3: Cooperate and coordinate with Lahontan Regional Water Quality Control Board in protecting the area's water resources. This may include requirement of on-site sedimentation control devices.

Action 2.4: Promote water conservation through the use of native and/or drought resistant plantings.

Policy 3: Protect wildlife and native plants, especially rare and endangered species.

Action 3.1: Create a list of known or potential rare and endangered plants that may exist within the study area. Retain the expertise of the California Native Plant Society.

Action 3.2: Require an environmental analysis for any proposed land use located in areas that are known habitats for rare and endangered wildlife or flora. The analysis would study the effects of the proposed development upon this resource and how adverse impacts would be mitigated.

Action 3.3: The entire planning area is either within or in close proximity to valuable deer migration routes. Thus all projects, other than homes on subdivided lots, shall assess and mitigate to the greatest degree possible, the impacts of development on this resource. Mitigation measures may include but not be limited to: clustering, reduction of density, large minimum lot sizes, prohibiting construction in certain locations, relocation, contribution to a land bank for alternate routes, fencing of gardens/landscaping, protection of special habitat types such as wet meadows, and building setbacks.

Action 3.4: Restrict off-road vehicle use in areas of environmental sensitivity (i.e., deer migration and habitat areas).

Action 3.5: Support the DFG's continuing program to reintroduce native game species (bighorn sheep).

Policy 4: Protect open space and scenic values within and around the community.

Action 4.1: Require developers/builders to protect views from parcels which are on the "upper" side of a proposed development. This applies to any affected property regardless of whether it is inside or outside the project boundaries.

Action 4.2: Retain areas inappropriate for development (i.e., wet meadows, avalanche hazard zones) in natural open space.

Action 4.3: Prohibit road extensions into valuable open space areas.

Policy 5: Identify and protect significant historical and archaeological sites from damage or destruction.

Action 5.1: Any proposed project in an area having potential archaeological resources shall conduct a site assessment prior to project approval or any grading activity.

Action 5.2: Cluster or relocate projects away from unique cultural resources.

Action 5.3: Revise county procedures regarding cultural resources to assure recordation/preservation prior to site disturbance.

Policy 6: Develop programs that prevent the harassment of wildlife by domestic animals.

Action 6.1: Support enforcement of the leash law in the Wheeler Crest community.

Action 6.2: Support active cooperation of community organizations.

Policy 7: Preserve and protect native vegetation and sizable stands of native trees.

Action 7.1: Work with all federal, state, and local agencies to implement and maintain tree preservation programs.

Action 7.2: Site plans for all proposed projects, including single-family homes, shall identify all mature native trees and native plants. The plans should demonstrate a reasonable attempt to retain as many native trees and native plants as possible.

OBJECTIVE G

Ensure public safety from the unreasonable risks presented by natural hazards (i.e., seismic, avalanche, flood, wildland fire).

Policy 1: Take all feasible steps to reduce the threat to life and property from fire by implementing effective fire prevention measures.

Action 1.1: Consider requiring expanded fuel breaks and greenbelts between new development and public lands.

Action 1.2: Where feasible, require two access points (built to current standards) for all development projects, that are easily accessible to all emergency vehicles.

Action 1.3: Require that vegetation within new developments use native and drought resistant species.

Action 1.4: Require a minimum of 30 feet between all new residences unless existing structures make this unfeasible.

Action 1.5: Set up an emergency evacuation plan that is available prior to a fire breaking out. This could also be used for other natural disasters.

Action 1.6: Propane, gasoline, and other fuel storage should be confined to peripheral locations to provide a safety buffer from areas of human occupancy.

Action 1.7: All new development shall comply with all requirements of the Wheeler Crest Fire Protection District, as well as existing county requirements. Fire hydrants, water storage and water lines shall be provided as necessary to guarantee sufficient fire flow.

Action 1.8: Require a consistent street naming and housing numbering system for the area and require all names and numbers to be clearly visible.

Action 1.9: The County, supported by the Fire District, shall continue to require road designs which guarantee adequate width, moderate grades, and wide turning radii, so that emergency vehicles can quickly and safely respond to any call.

Action 1.10: Work with applicable agencies to provide a secondary/emergency access route for the Wheeler Crest community.

Policy 2: Establish appropriate siting and development standards in order to reduce the risks of earthquakes.

Action 2.1: Assist in enforcing state seismic requirements.

Policy 3: Identify avalanche danger areas and protect life and property accordingly.

Action 3.1: Implement the avalanche policies and mitigation measures in the Safety Element.

Policy 4: Develop and provide an adequate level of safety oriented services: sheriff, paramedic, and fire.

Action 4.1: Utilize the Sheriffs and Public Works to assist in monitoring and evacuating procedures during natural disasters.

Action 4.2: Promote increased emergency medical services for the community.

Action 4.3: Support and monitor compliance of the county's "No Shooting" ordinance.

LAND USE ELEMENT

TRI-VALLEY-GOAL

Preserve the rural and agricultural character of the Tri-Valley area.

OBJECTIVE A

Preserve the agricultural character of the Hammil Valley.

Policy 1: Protect agricultural uses from the encroachment of incompatible land uses.

Action 1.1: Limit residential development in Hammil Valley in order to minimize agricultural-residential conflicts.

Action 1.2: Prohibit scattered residential development in Hammil Valley which would increase agricultural-residential conflicts.

Policy 2: Encourage the continuation of agricultural production through implementation of the Development Credits Program.

Action 2.1: Under the Development Credits Program, in the Hammil Valley:

1. No parcel may be created less than ten (10) acres in size.
2. One development credit permits the construction of one single-family residence.

Action 2.2: Consider amending the ten (10) acre minimum parcel size.

Action 2.3: Prior to project approval, development credits shall be assigned by the decision-making body having authority to approve or deny the project. Development credits shall be assigned in accordance with the total acreage under a single ownership. The total number of development credits shall be assigned in accordance with the following rules (see Table 1):

- a. For lands under a single ownership which total ten (10) acres or less, one (1) development credit shall be assigned.
- b. For lands under a single ownership which total forty (40) acres or less, one (1) development credit shall be assigned for each ten (10) acres.
- c. For lands under a single ownership which total more than forty (40) acres, four (4) development credits shall be assigned for the first forty (40) acres, and one additional development credit shall be assigned for each additional forty (40) acres, or portion thereof greater than ten (10) acres.

Action 2.4: The assigned development credits shall be recorded in a Development Credits Ledger. The Development Credits Ledger shall be maintained by the Planning Department.

Action 2.5: One development credit is considered to have been used for each existing dwelling unit on lands under a single ownership. Those lands shall be appropriately debited in the Development Credits Ledger.

TABLE 1
DEVELOPMENT CREDITS ASSIGNMENTS

Nominal Parcel Size (Acres)	Actual Parcel Size (Acres)	Development Credits
10	0.1-19.4	1
20	19.5-29.4	2
30	29.5-39.4	3
40	39.5-49.4	4
50	49.5-89.4	5
90	89.5-129.4	6
130	129.5-169.4	7
170	169.5-209.4	8
210	209.5-249.4	9
250	249.5-289.4	10
290	289.5-329.4	11
330	329.5-369.4	12
370	369.5-409.4	13
410	409.5-449.4	14
450	449.5-489.4	15
490	489.5-529.4	16
530	529.5-569.4	17
570	569.5-609.4	18
610	609.5-649.4	19
650	649.5-689.4	20
690	689.5-729.4	21
730	729.5-769.4	22
770	769.5-809.4	23
810	809.5-849.4	24
850	849.5-889.4	25
890	889.5-929.4	26
930	929.5-969.4	27
970	969.5-1009.4	28
1010	1009.5-1049.4	29
1050	1049.5-1089.4	30
1090	1089.5-1129.4	31
1130	1129.5-1169.4	32
1170	1169.5-1209.4	33
1210	1209.5-1249.4	34
1250	1249.5-1289.4	35
1290	1289.5	36

Action 2.6: Property owners who own more than forty (40) acres must submit and obtain approval of a Master Plan for all the lands under their ownership prior to the use of any of the development credits assigned to lands under their ownership.

Action 2.7: Property owners who own a 1/4, 1/4 section or forty (40) acres or less need not file a Master Plan and may use their development credits through the normal County land development procedures. Parcels of forty acres or less

may apply for or be assigned Agricultural or Rural Residential designation. Development credits shall be debited to the Development Credits Ledger at the time of project approval.

Action 2.8: The Master Plan shall designate the owner's assignment of development credits to each parcel under their ownership. Upon approval of the Master Plan by the decision-making body having authority to approve or deny the project the development credits shall be assigned to the parcels as stipulated by the Master Plan. The Development Credits Ledger shall be posted accordingly.

Action 2.9: The development of parcels which are the subject of a Master Plan shall comply with all applicable Mono County land use designation and development requirements. In addition, the decision-making body having authority to approve or deny the project shall make a finding that the proposed project is in conformance with the approved Master Plan.

Action 2.10: Wherever feasible, development shall occur on clustered ten (10) acre parcels. The location of the residential clusters shall be guided by the following policies:

- a. Residential development shall occur adjacent to existing residential development, or
- b. Residential development shall occur on soils rated Class II or poorer by the Soil Conservation Service land use capability classifications.
- c. Non-residential land uses shall be contiguous to agricultural operations.

Action 2.11: When the size, location, or configuration of the lands under a single ownership permits no alternative location for the use of the assigned development credits other than adjacent to agricultural operations, the parcels shall be configured to allow the maximum setback for a building site from the agricultural operation.

Action 2.12: The Master Plan shall designate the phasing of development.

Action 2.13: The Master Plan may be amended utilizing county procedures for amendment of a General Plan.

Action 2.14: The Master Plan shall designate those lands with no remaining development credits as "Exclusive Agriculture."

Action 2.15: Prior to or upon the sale of an "Exclusive Agriculture" parcel which has no remaining development credits, the seller shall disclose to the buyer that the parcel has no remaining development credits.

Action 2.16: "Exclusive Agriculture" parcels of 160 or more acres are permitted one single-family dwelling. When appurtenant to agricultural use, other farm outbuildings and quarters for farm labor shall be permitted.

Action 2.17: Contiguous parcels designated as "Exclusive Agriculture" which total 160 acres or more may be combined under a single ownership. The provisions of Actions 2.15 and 2.16 shall then be applied to the larger parcel.

LAND USE ELEMENT

Action 2.18: When sold, parcels which are the subject of an approved Master Plan shall retain the number of development credits assigned to them by the Master Plan and recorded in the Development Credits Ledger. When sold, parcels which are not the subject of an approved Master Plan shall be assigned development credits in accordance with Action 2.3 of the Development Credits Program. The lands which remain under the ownership of the selling party shall be reassigned development credits in accordance with Action 2.3 of the Development Credits Program.

Policy 3: Allow family farming mixed with large farms.

Policy 4: Allow farm worker housing on parcels which support ongoing agricultural operations. Farm worker housing shall constitute a residence and shall require the use of a development credit except for parcels designated "Exclusive Agriculture."

OBJECTIVE B

Integrate additional residential development into the existing community character in Benton and Chalfant.

Policy 1: Allow for the continuation of growth in Benton.

Action 1.1: Gross densities for residential development in Benton shall not exceed two (2) dwelling units per acre. For parcels forty (40) acres or greater, clustering shall be encouraged.

Policy 2: Preserve the rural character and setting of Chalfant.

Action 2.1: Gross densities for residential development in Chalfant shall not exceed one (1) dwelling unit per acre. For parcels ten (10) acres or greater, clustering shall be encouraged.

Policy 3: Encourage residential development in areas which will minimize the impact on the environment.

Action 3.1: Encourage the completion of adequate studies of the flooding potential throughout the Tri-Valley area.

Action 3.2: Encourage the exchange of environmentally sensitive private lands for public lands.

Action 3.3: Continue to enforce the provisions of the county's Flood Plain combining district in the Tri-Valley area.

Policy 4: Encourage residential land use patterns in Benton and Chalfant which will permit the efficient delivery of public services.

LAND USE ELEMENT

Action 4.1: Encourage residential development in Benton and Chalfant to take place on parcels contiguous to existing development.

Policy 5: Encourage the timing of growth which will allow for efficient use of existing public facilities and for adequate planning for additional public facilities.

Action 5.1: Allow additional residential subdivision only when adequate services (including fire protection, water, and school facilities) are available or planned for development. The proponent of a residential subdivision shall include this assessment as part of the environmental review process.

Action 5.2: New development projects shall comply with fire safe regulations and obtain "will-serve" letters from the White Mountain Fire Protection District or the Chalfant Valley Fire Department.

OBJECTIVE C

Provide adequate commercial facilities to serve visitors and residents in the Tri-Valley.

Policy 1: Designate adequate lands along Highways 6 and 120 in Benton and Chalfant for small-scale commercial uses which serve the communities.

Policy 2: Allow only agriculture-related commercial uses in Hammil Valley.

Policy 3: Prevent the establishment of regional commercial facilities.

Policy 4: In Benton, encourage the establishment of commercial enterprises oriented towards providing services to highway travelers.

Policy 5: Allow the continuation of home businesses in the area.

OBJECTIVE D

Provide for industrial land use needs in the Tri-Valley area.

Policy 1: Accommodate small industrial developments compatible with the existing communities of Benton and Chalfant in order to establish a local employment center and an economic base.

Policy 2: Allow only agriculture-related industrial uses in Hammil Valley.

OBJECTIVE E

Provide for recreational and open space uses in the Tri-Valley area.

Policy 1: Utilize the open space provided by Federal lands to ensure that the open space needs of the community are met and to provide buffer space between communities.

Action 1.1: Designate appropriate federal lands as public lands. Public land shall be used for open space or public purposes such as schools, parks, recreational landing strip, etc.

Action 1.2: Designate a landing strip for agricultural and emergency uses in Hammil Valley.

Action 1.3: Encourage cluster development in Specific Plans to provide for open space.

Policy 2: Provide adequate land for the recreational needs of the area.

Action 2.1: Designate sites for community recreational areas.

Action 2.2: Require new large-scale development to allocate sufficient land and facilities to meet the recreational needs of residents of the development.

BENTON HOT SPRINGS VALLEY–GOAL

Preserve the historic, rural, and agricultural character of the Benton Hot Springs Valley.

Policy 1: Preserve and restore historic features of Benton Hot Springs.

Action 1.1: Support public use and appreciation of Benton Hot Springs' historic properties, including the establishment of museums and exhibits.

Action 1.2: Encourage and support, as possible, restoration of historic structures and new construction within the historic town that reinforces and compliments the town's historic design and character.

Action 1.3: Support the landowner's efforts to convert non-conforming structures (i.e., mobile homes and trailers) into structures that fit with the historic town character.

Action 1.4: Apply the Historic Building Code to Benton Hot Springs' historic properties rather than the Uniform Building Code. Support and/or approve variances to local, state, and federal regulations when such variances are determined to be environmentally sound and safe and are consistent with furthering preservation of historic resources.

Policy 2: Maintain the open space and rural character of Benton Hot Springs meadow.

Action 2.1: Encourage grazing and agricultural uses of Benton Hot Springs meadow and irrigated pasture lands, as opposed to intensive development, in order to preserve open space values.

Action 2.2: Support conservation practices and activities to enhance and maintain wildlife, livestock, visual, and recreation benefits. If so desired by the landowner, support conservation and visual easements and tax reduction incentives as affordable means for open space protection. Determine that farming and ranching activities are appropriate uses and activities within these undeveloped areas.

Action 2.3: Encourage the clustering of intensive land use and development activities within and adjacent to the historic town to avoid significant encroachment on open space areas.

Action 2.4: Support development of additional water sources and ponds to enhance habitat for wildlife and livestock.

Action 2.5: Support actions to mitigate flood damage potential within and adjacent to the historic town.

Policy 3: Encourage uses and businesses that support and compliment, or do not seriously detract from, Benton Hot Springs' historic, hot springs, agricultural and rural attributes.

Action 3.1: Support using Benton Hot Springs' historic structures for residential housing and tourism services.

Action 3.2: Provide visitor services, including gas station, store/market, food, gift shops, museums and exhibits, lodging, and hot springs access, within and adjacent to the historic town.

Action 3.3: Encourage agricultural activities, such as aquaculture, greenhouse gardening, and field crops, in addition to livestock rearing.

Action 3.4: Allow for the development of short-term recreational-vehicle facilities and recreation special events in areas adjacent to the historic town and along Hwy. 120.

Action 3.5: Allow single-family residential development (estate residential, rural residential, and larger lots with 5-acre minimums) in locations adjacent to existing residential development (Benton Paiute Reservation and Benton historic town) and outside of open space (agricultural) areas.

Action 3.6: Support the establishment of a fire protection district or evaluate annexing Benton Hot Springs to the White Mountain Fire Protection District.

LAND USE ELEMENT

OASIS–GOAL

Protect agricultural and natural resource values in the area.

OBJECTIVE A

Preserve the agricultural lands and natural resource lands in the Oasis area.

Policy 1: Designate existing agricultural lands for agricultural use in the Land Use Element, and initiate associated redesignation amendments.

Action 1.1 In accordance with the California Environmental Quality Act (CEQA), require the preparation of an Environmental Impact Report (EIR) for projects that may convert agricultural lands to other uses.

Action 1.2: Encourage agricultural land owners to utilize the property tax incentives for agricultural land provided for in the County's Williamson Act program.

Action 1.3: Inform owners of critical wildlife habitat areas of the potential for open space easements to protect such areas and of the potential for property tax adjustments.

CONWAY RANCH SPECIFIC PLAN-LAND USE POLICIES

(Note: The following summarizes the goals and objectives of the Conway Ranch Specific Plan. Detailed policies and standards are contained in the Specific Plan and should be consulted.)

GOAL

To create a private resort development which will provide additional lodging, residential, and recreational facilities within the Mono Basin.

GENERAL LAND USE OBJECTIVES

The basic design principle for the Conway Ranch Specific Plan will be the creation of a private resort community which has an open ranch-like setting. Building structures will be low-profile with a unified texture and design compatibility. The design of all structures will be subordinated to the theme of the ranch and to the natural setting. The concept of the land use plan is to cluster structures of related form, color and texture. The expression of building structures will be minimized to avoid the staccato effect which arises from the placement of individual, isolated, unrelated structures.

Mixed densities and land uses shall be utilized to provide a variety of resort accommodations and residential development within the planning area. Maximum number of total residential/resort units shall not exceed 690 units for an overall planning area development density of 0.80 units/acre.

An adequate level of services, facilities and infrastructure shall be provided through the phased implementation of a public facilities plan.

The development will provide a flexible plan to accommodate improvements to the open space elements and changes in lifestyle uses.

RESIDENTIAL OBJECTIVES

To provide for a development which is planned as a unified and integrated whole.

To provide for development which incorporates environmental sensitivity into design features and amenities.

To provide for a variety of housing alternatives.

To provide for a transfer of density and product types from one parcel to another to accommodate economic fluctuations and market trends, but not to exceed a total of 690 units.

COMMERCIAL/RESORT OBJECTIVES

To provide for a unified commercial lodging center which will serve as the focal point of the community.

To provide for development of a commercial core with a range of services, including retail and service commercial, which will be necessary to meet the specialized needs of the resort community.

To provide resort accommodations for transient occupancy.

PUBLIC FACILITIES OBJECTIVES

To provide adequate public facilities and services such as water supply systems, sewage facilities, solid waste disposal, fire protection, security, first aid, road maintenance, and snow removal which will allow the Conway Ranch to function as a largely self-contained community and thereby minimize the impact on existing service providers and service levels of the county.

To provide all operational services by the association and the various public utility companies.

To provide adequate public utility easements during the development phases. The association shall have the authority to issue subsequent easements if required to meet future needs.

RECREATIONAL OPEN SPACE OBJECTIVES

To provide recreational amenities that promote the region's reputation for recreation and strengthen the local economy.

To provide recreational uses that are consistent with the character and open space goals of the project.

To provide for uses that can be meshed with the adjoining natural open areas.

NATURAL OPEN SPACE OBJECTIVES

To provide for design and construction methods which will protect the natural open areas to be retained in the Specific Plan.

To provide operational policies, rules, and regulations to protect the wildlife habitat and existing character of the natural open space areas.

HOUSING OBJECTIVES

To provide a variety of high-quality housing alternatives and associated amenities to attract a variety of new recreationalists and second home buyers to Mono County.

To ensure an adequate supply of locally available affordable employee housing.

To ensure that housing structures are sensitively designed to be compatible with the natural setting.

CIRCULATION OBJECTIVES

Provide for a system of primary and secondary private roadways which will safely accommodate traffic volumes associated with projected land uses and densities.

Establish design and improvement standards for private roadways which will reduce visual impacts and maintain a semi-rural ("country lane") character.

Provide a system of trails and bike-paths to accommodate non-motorized forms of transportation and recreational uses.

OPEN SPACE/CONSERVATION OBJECTIVES

Retain significant portions of the planning area as open space to preserve scenic values and natural resources.

Ensure the preservation of designated natural open space areas.

Utilize recreation open space to enhance the visual appearance of project development and create diversified recreation opportunities.

Protect and preserve wildlife habitat.

Protect and preserve surface and groundwater resources.

Maintain air quality and conserve energy resources.

Protect and preserve soil and vegetation resources.

SEISMIC SAFETY OBJECTIVE

To develop a residential resort community which minimizes potential threat to human safety and physical damage resulting from seismic activity.

SAFETY OBJECTIVE

Construct and operate the Conway Ranch project in a manner that minimizes potential hazards to human safety or property and promotes sound safety practices.

NOISE OBJECTIVE

Minimize noise levels on site to provide a setting which is relaxing and conducive to creating a quality recreational experience.

SCENIC HIGHWAYS AND GENERAL AESTHETIC OBJECTIVES

Preserve the scenic quality of the lands abutting major roads.

Present an overall aesthetically pleasing development which does not degrade the visual resources of the area.

RECREATION OBJECTIVES

Develop a year-round destination resort community oriented toward fly fishing, golf, and other activities, to encourage year-round tourism in Mono County.

Protect and enhance the natural resources of the site to maximize the outdoor recreational experience and preserve the existing character of the Mono Basin.

Manage a portion of project open space for the provision of specific recreational facilities to enhance the recreational diversity on the site.

MAMMOTH LAKES AIRPORT LAND USE PLAN**GOAL**

Promote the orderly development of the area surrounding the Mammoth/Yosemite Airport (formerly Mammoth Lakes Airport) in order to protect the general welfare of the public, enhance the safety of air navigation and traffic, and maintain the utility and economic viability of the facility.

OBJECTIVE A

All development in the Airport Land Use Planning Area must comply with the following general land use provisions.

Policy 1: All non-federal land uses designated for the airport planning area are subject to the requirements of the Mono County Land Use Designations and Land Development Requirements except as specifically modified by the Airport Land Use Plan.

Policy 2: The ALUC must review and approve all proposed private land uses prior to formal action by jurisdictional agencies. ALUC review will focus on compatibility with the adopted airport Land Use Plan and compliance with the safety provisions, height restrictions, and visual and noise standards.

Policy 3: ALUC criteria regarding land use policy are intended to augment and amend the County General Plan Land Development Regulations and, where applicable, may be incorporated into the BLM and U.S. Forest Service plans for the planning area.

Policy 4: The ALUC land use plan and policies will establish the general parameters for regulation of development within the planning area on non-federal lands. Each local agency or jurisdiction shall be required to amend its general plan to incorporate the provisions of the ALUC Land Use Plan and Policies. Federal agencies may amend applicable land management plans to conform to the ALUP.

OBJECTIVE B

The Safety Zone shall be kept free of all unrelated airport land uses.

Policy 1: No permanent structures or other objects projecting above the level of the primary surface of any runway will be permitted, unless directly related to a necessary airport operation.

Policy 2: No residential land uses shall be permitted.

Policy 3: No industrial land uses shall be permitted.

LAND USE ELEMENT

Policy 4: No use which may result in short or long term concentration of people shall be permitted.

Policy 5: No use which would result in large concentrations of people shall be permitted.

OBJECTIVE C

Prevent incompatible land uses in the overflight zone.

Policy 1: The following are considered incompatible land uses within the airport traffic pattern zone:

- a. Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial climb following take-off or toward a landing at an airport, unless the use is a FAA approved navigational signal light or visual approach slope indicator (VASI);
- b. Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial climb following take-off or toward an aircraft engaged in a final approach toward a landing at an airport;
- c. Any use which would generate large amounts of smoke or steam, that may be detrimental to the operation of aircraft;
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or instrumentation;
- e. Other uses which may affect safe air navigation within this area;
- f. Uses which would attract large concentrations of birds;
- g. Uses within the primary traffic pattern zone which on a regular basis would result in concentrations of people exceeding 25 persons per acre. Particularly unacceptable uses are shopping centers, restaurants, schools, hospitals, stadiums/arenas, and office complexes, industries and factories which would exceed the 25 persons per acre requirements; and
- h. Uses or land divisions, which on a regular basis would result in a concentration of people exceeding 25 persons per acre over a 24-hour period, or 50 persons per acre over a period of 2 hours or more within the primary traffic pattern zone.

Policy 2: Single-family residential or multiple-family uses, or land divisions, which would result in a density greater than one (1) dwelling unit per acre may be permitted. Multiple-family projects will be evaluated on an individual basis, with specific attention given to location and concentration.

Policy 3: The ALUC shall restrict the development of all new non-compatible land uses.

Policy 4: All land uses or use characteristics which may affect safe air navigation or which, because of their nature and proximity to an airport, may pose high risks to the land users shall be avoided/prohibited in the vicinity of an airport.

Policy 5: All residential uses shall be soundproofed as necessary to achieve interior annual noise levels attributable to exterior sources not to exceed 45 db CNEL in any habitable room with windows closed.

Policy 6: Development of Airport Master Plans or Layout Plans, or changes to existing plans of any public use airport that involves significant changes in land use, noise sources, or policy changes in size or type of aircraft to use the airport will, prior to finalizing or modifying the plans, be referred to the ALUC for consideration, as required by Section 21676 (c) of the PUC.

Policy 7: No hazardous installations such as above-ground oil, gas or chemical storage facilities, excluding facilities for non-commercial, private domestic or private agricultural use shall be permitted.

Policy 8: Except when overriding circumstances exist, a condition for approval of any project, subdivision, land use redesignation, or land exchange shall be the subject of the dedication of an aviation easement to the airport. The aviation easement shall contain and/or address the following:

- a. Right-of-flight at any altitude above acquired easements surface.
- b. Right to cause noise, vibrations, fumes, dust, and fuel particle emissions.
- c. Right of entry to remove, mark or light any structures or growths above easement surfaces.
- d. Right to prohibit creation of electrical interference, unusual light sources, and other hazards to aircraft flight.

Policy 9: As a further condition for approval of a residential subdivision or land trade, except where overriding circumstances exist, require the property owners to agree to the following:

- a. That it is understood by the owners and the owners' successors in interest that the real property in question lies close to an operating airport and that the operation of the airport and the landing and take-off of aircraft may generate high noise levels.
- b. That the owners shall not initiate or support any action in any court or before any governmental agency if the purpose of the action is to

LAND USE ELEMENT

interfere with, restrict, or reduce the operation of the airport or the use of any airport by any aircraft.

- c. That the owners shall not protest or object to the operation of the airport or the landing or take-off of aircraft before any court or agency of government.
- d. The above easement and agreement shall run with the land and shall be binding upon the owners and subsequent owners of the property.

Policy 10: A buyer notification statement shall be a requirement for the transfer of title of any property located within the airport's planning boundary. This statement should indicate that the buyer is aware of the proximity of an airport, the characteristics of the airport's current and projected activity, and the likelihood of aircraft overflights of the affected property.

Policy 11: In addition to the above basic policies, all development subject to a use permit or involved in a land exchange within the planning boundary shall contain the following provisions.

- a. It is understood by the owner that the subject property is within the area of influence of an airport and the operation of the airport, including aircraft landings and takeoffs may generate high noise levels.
- b. The owner shall not initiate or support any action to interfere with, restrict, or reduce the operation of the airport by any aircraft. The owner shall not protest or object to the operation of the airport before any court or agency of the government.
- c. The above stipulations shall be binding upon any subsequent owners or successors in interest to the property.

OBJECTIVE D

Regulate height of structures and objects in the Airport Planning Area.

Policy 1: No structures or obstructions are permitted within the designated primary runway surface, approach surfaces or clear zones.

Policy 2: Structures within the ALUC Planning Boundary over 35 feet in height are permitted only when in conformance with requirements of the Mono County Land Use Designations and Land Development Regulations and when not in conflict with any runway surface, approach surface or clear zone.

Policy 3: The ALUC shall review any applicable development proposals and restrict the erection or growth of objects which penetrate the established airport height restriction areas.

LAND USE ELEMENT

Policy 4: Rotating beacons, spot lights, or similar aircraft navigation hazards markers which are not part of airport operations are prohibited within the entire overflight zone.

Policy 5: Any structure, either within or outside the ALUC Planning Boundary is not in conformance if it:

- a. Penetrates the height restriction surfaces adopted by the ALUC (unless it is determined not to be a "hazard" by the FAA).
- b. Would result in a loss in airport utility, such as causing the usable length of the runway to be reduced.
- c. Would conflict with the VFR airspace used for the airport traffic pattern of en route navigation to and from the airport.
- d. Is determined to be a "hazard" by the FAA.

OBJECTIVE E

Regulate noise in the Airport Planning Area,

Policy 1: Noise and aviation easements, as necessary, shall be required before approval of any land trade or approval of any project within the Planning Boundary.

Policy 2: No residential development is permitted within the 65 dB CNEL contour. Non-residential development may be permitted within the 65 dB CNEL contour if structures are soundproofed to limit interior noise levels to 45 dB CNEL.

Policy 3: The maximum noise exposure considered acceptable for non-residential land uses without special sound reduction construction is 60 dB CNEL.

Policy 4: The maximum noise exposure considered acceptable for residential land uses is 55 dB CNEL. All residential structures shall include soundproofing construction to limit interior noise levels to 45 dBA in any habitable room.

Policy 5: If a noise analysis, including noise monitoring, is conducted for a particular location and the results indicate that the maximum CNEL will be less than shown herein, then the lower exposure level may be used for the land use evaluation at the discretion of the ALUC.

BRIDGEPORT/LEE VINING AIRPORT LAND USE PLAN**GOAL**

Provide for the orderly growth of the Lee Vining and Bridgeport Airports and areas surrounding those airports, in a manner that safeguards the general welfare of the public and residents within the airport vicinity.

OBJECTIVE A

Regulate new development in airport safety zones in a manner that provides for air navigation and airport vicinity safety, and that maintains the utility and viability of airport facilities.

Policy 1: Restrict new uses on non-federal lands in the airport land use planning boundary to those which are compatible with existing airport operations and planned facilities reflected in the airport layout plan or airport master plan.

Action 1.1: Require that proposed projects/uses within the airport land use planning boundary be consistent with these policies and the planned land use illustrated in the community land use maps of this element. Applications for projects/uses that are determined by planning staff not to be consistent with these policies shall not be processed unless they are accompanied by an appropriate proposed amendment to the County General Plan and Airport Land Use Plan.

Action 1.2: Actions adopting or amending the County General Plan, specific plans, land use designation or building regulations for the airport land use planning boundary shall be consistent with these policies, and shall be submitted to the Airport Land Use Commission (ALUC) for review.

Policy 2: Coordinate with the BLM and Forest Service to ensure that development on federal lands within airport land use planning areas is compatible with these policies.

Action 2.1: Request the BLM and Forest Service to refer proposed projects that may conflict with airport operations—such as those which may create dust, smoke, steam or glare, or attract birds, involve structures of excessive height, or attract concentrations of people—to the ALUC for review and comment.

Policy 3: The airport master plan or layout plan of the Bridgeport and Lee Vining airports shall be consistent with these policies.

Action 3.1: Prior to the adoption of, or amendment of, airport master plans or layout plans that involve significant changes in land use or noise sources, or policy changes regarding the size or type of aircraft which may use the airport, plans shall be referred to the ALUC for consideration, as required by Section 21676 (c) of the PUC. The Commission shall make a determination within 60 days from the date of referral whether the proposed action is consistent with the Airport Land Use Plan for that airport.

Policy 4: Although this plan recognizes the incompatibility of certain land uses in the airport land use planning area based on noise, safety, and airspace concerns, it also recognizes there may be specific situations where a normally incompatible use may be considered compatible because of terrain, specific location, or other factors related to the site. After due consideration of applicable factors, the ALUC may find a normally incompatible land use to be acceptable. In such cases, the ALUC shall specify why the exception is being granted, and find that the land use would not create a safety hazard, that airspace would not be violated, and that extraordinary circumstances related to the site justify the exception. Exceptions may be granted on a case-by-case basis, and shall not be generalized to include other sites.

OBJECTIVE B

Avoid incompatible land uses within the Airport Land Use Planning Area, particularly within the Airport Safety Zone, including the Clear Zone.

Policy 1: Restrict land uses or land use intensity/characteristics which may affect safe air navigation or which, because of their nature and proximity to an airport, may be incompatible with the airport.

Action 1.1: The following restrictions apply within the airport land use planning areas:

- a) Prohibit beacons, spot lights, or similar aircraft navigation markers which are not part of airport operations. Also prohibit uses that direct a steady light, including reflected sunlight, or a flashing light of red, white, green or amber colors toward an aircraft engaged in an initial climb following take-off, or toward an aircraft engaged in a final approach toward a landing, unless the use is an FAA approved navigational signal light or visual approach slope indicator (VASI).
- b) Prohibit uses which generate large amounts of smoke or steam that could be detrimental to the operation of aircraft.
- c) Prohibit uses that generate electrical interference that could be detrimental to the operation of aircraft and/or instrumentation.
- d) Prohibit uses which may affect safe air navigation, such as uses that attract large concentrations of birds. Special attention should be given to the operation and maintenance of the Bridgeport Landfill to minimize its attraction to birds.

Action 1.2: New uses within the Safety Zone which on a regular basis would result in concentrations of people exceeding 25 persons per acre shall be prohibited. Particularly unacceptable uses are multiple family units, shopping centers, restaurants, schools, hospitals, stadiums/arenas, office complexes, heavy industries and factories.

Action 1.3: Hazardous installations such as above-ground oil, gas or chemical storage facilities, excluding facilities for non-commercial, private domestic or private agricultural use shall not be permitted within the Safety Zone.

Action 1.4: In the County General Plan and this Airport Land Use Plan, designate undeveloped areas within the airport Safety Zone for low intensity land uses, such as Agricultural, Resource Management, Open Space, Estate or Rural Residential land uses.

Action 1.5: Restrict new residential subdivisions within the airport safety zone to a minimum lot size of one acre. The development of a single-family unit on an existing residential lot less than an acre in size shall not be subject to these restrictions; secondary units on such parcels within the safety zone shall be reviewed and approved by the ALUC prior to County action.

Policy 2: Inform applicants of development projects within the airport safety zone of potential land use conflicts and applicable restrictions, and ensure that such development does not unreasonably restrict airport operations.

Action 2.1: As a condition for approval of any development project or land exchange within the airport safety zone, applicable aviation easements⁶ should be dedicated to the airport. Aviation easements should address the following:

- a) Right-of-flight at any altitude above acquired easement surfaces;
- b) Right to cause noise, vibrations, fumes, dust, and fuel particle emissions;
- c) Right of entry to remove, mark or light any structures or growth above easement surfaces;
- d) Right to prohibit creation of electrical interference, unusual light sources, and other hazards to aircraft flight; and
- e) Right to prevent erection or growth of all objects above acquired easement surfaces.

Aviation easements should extend from the ground elevation of the runways and the defined approach surfaces to 150 feet above that elevation throughout the primary traffic pattern area.

Action 2.2: Applicants shall acknowledge, in an enforceable legal document, such as an aviation easement:

- a) That it is understood by the owner(s) and the owners' successors in interest that the real property in question lies close to an operating airport and that the operation of the airport and the landing and

⁶In an aviation easement, the landowner acknowledges that aircraft and ancillary effects are present in the airspace overhead and gives up any future right to sue regarding the acknowledged effects and their impact upon the enjoyment of his property or change in property value. Aviation easements are permitted and defined by Public Utilities Code Section 21652. The requirement for aviation easements allows property to be developed for residential and other land use in areas influenced by airports, but offers constructive notice to future buyers and protection to the airport in that people choosing to live and/or work in influenced areas will not have a legal basis for suit.

take-off of aircraft may generate high noise levels, which can affect the quiet enjoyment of the property;

- b) That the owner(s) shall not initiate or support any action in any court or before any governmental agency if the purpose of the action is to interfere with, restrict, or reduce the operation of the airport, or the use of the airport by any aircraft;
- c) That the owner(s) shall not protest or object to the operation of the airport or the landing or take-off of aircraft before any court or agency of government; and
- d) That such easement(s) and/or agreement(s) shall run with the land and shall be binding upon the owners and subsequent owners of the property.

Policy 4: Prohibit incompatible land uses within the Clear Zone.⁷

Action 4.1: Review all building and development permit applications to ensure that the Clear Zone is kept as free as possible of all unrelated airport land uses.

Action 4.2: Review all applications for building/development permits to ensure that no new permanent structures or other objects project above the level of the primary surface of any runway, unless the structure/objects are directly related to a necessary airport operation. Airport-related permit applications shall be reviewed by the ALUC for consistency.

Action 4.3: Except for minor alterations to existing structures, no new or additional residential, commercial, or industrial land uses shall be permitted within the Clear Zone.

Action 4.4: No use which would result in a large concentration of people, either on a short-term or long-term basis, shall be permitted within the Clear Zone.

OBJECTIVE C

Establish height limits on new structures and vegetation within the clear zone and approach surfaces of airports.

Policy 1: Within the designated primary runway surface, approach surfaces or clear zones, no structure, tree, or other object shall be permitted to exceed the height limits established in accordance with FAR Part 77.

Action 1.1: Structures over 35 feet in height are permitted within an airport land use planning area only when in conformance with requirements of the Mono County Land Use Designations and Land Development Regulations when not in conflict with any runway surface, approach surface or clear zone.

⁷The Clear Zone consists of a clear zone adjacent to the end of runways and the approach/departure surface.

Action 1.2: The ALUC may review and comment on any applicable development proposals and restrict the erection or growth of objects which penetrate the established airport height restrictions.

Action 1.3: Prohibit heights on new development/uses which would result in a loss in airport utility, such as causing the usable length of the runway to be reduced.

Action 1.4: Prohibit heights which would conflict with the VFR airspace used for the airport traffic pattern of en route navigation to and from the airport.

Action 1.5: No object shall be erected to a height which would result in an increase in the minimum ceiling or visibility criteria for an existing or proposed instrument approach procedure.

OBJECTIVE D

Protect future development from objectionable airport related noise.

Policy 1: Require noise and aviation easements, as necessary, before approval of any land trade or any major project within an airport land use planning area.

Policy 2: No residential development shall be permitted within the 65 dBA CNEL⁸ contour. The maximum noise exposure considered acceptable for residential land uses is 55 dBA CNEL. All residential structures should include soundproofing construction to limit interior noise levels to 45 dBA in any habitable room.

Action 2.1: If a noise analysis, including noise monitoring, is conducted for a particular location and the results indicate that the maximum CNEL will be less than shown herein, then the lower exposure level may be used for the land use evaluation at the discretion of the ALUC.

Policy 3: The maximum noise exposure acceptable for non-residential land uses without special sound reduction construction is 60/70 dBA CNEL.

⁸Decibel (dB)--Environmental noise is measured in units of decibels (dB), on a logarithmic scale. The dBA, or A-weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sound of different frequencies. The normal range of hearing extends from about 3 dBA to about 140 dBA. A 10 dBA increase in the level of a continuous noise represents a perceived doubling of loudness, a 3 dBA increase is barely noticeable to most people. Environmental noise fluctuates in intensity over time and is typically described as a time averaged noise level.

Community Noise Equivalent Level (CNEL)--The average equivalent A-weighted sound level during a 24 hour period. Weighting factors are applied that place greater emphasis on evening sound levels (i.e. 5 decibels are added to noise events occurring between 7 p.m. and 10 p.m.) and even greater emphasis upon nighttime sound levels (i.e. 10 decibels are added to noise events occurring between 10 p.m. and 7 a.m.).

Action 3.1: If a noise analysis, including noise monitoring, is conducted for a particular location and the results indicate that the maximum CNEL will be less than shown herein, then the lower exposure level may be used for the land use evaluation at the discretion of the ALUC.